

**LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY**

Item No. 2
Mtg. Date April 19, 2016
Dept. Development Services Department

Item Title: **Public Hearing to Consider Planned Development Permit PDP150-0003, Tentative Map TM0-000-0062, General Plan Amendment GPA-150-0003, and Zoning Amendment ZA1-500-0004 Authorizing a 25-Lot Subdivision and Construction of 22 Dwelling Units on 2.064 Acres at the Southwest Corner of Palm Street and Camino De Las Palmas.]**

Staff Contact: David De Vries, Development Services Director

Recommendation:

- 1) Conduct the public hearing;
- 2) Adopt a resolution (**Attachment B**) approving General Plan Amendment GPA-150-0003 and certifying Mitigated Negative Declaration ND16-02;
- 3) Introduce and conduct first reading of Ordinance No. 440 (**Attachment C**) approving Zoning Amendment (ZA1-500-0004);
- 4) Adopt a resolution (**Attachment D**) approving Tentative Map TM0-000-0062; and]
- 5) Adopt a resolution (**Attachment E**) approving Planned Development Permit PDP-150-0003.

Item Summary:

[The proposed project is located on the southwest corner of Palm Street and Camino De Las Palmas on a 2.064 acre vacant site in the Residential Low and Residential Low/Medium Zones. The request is to: 1) amend the General Plan Land use designation from Transportation to Medium Density Residential (up to 14 dwelling units per acre); 2) amend the Zoning District from Residential Low (RL) and Residential Low/Medium (RL/M) to Residential Medium (RM); 3) approve a Tentative Subdivision Map to authorize a 25-lot subdivision, including 22 residential lots, one private street lot (0.310 acres), and two common area lots; and approve a Planned Development Permit for development of the site. The attached staff report (**Attachment A**) describes the project in detail. The project, as proposed and conditioned in the resolutions (**Attachments D & E**), complies with the Municipal Code.]

Fiscal Impact:

[No fiscal impact.]

Environmental Review:

- ☐ Not subject to review
☐ Categorically Exempt

- ☐ Negative Declaration
☒ Mitigated Negative Declaration

Public Information:

- ☐ None ☐ Newsletter article ☒ Notice to property owners within 500 ft.
☒ Notice published in local newspaper ☒ Neighborhood meeting

Attachments:

- | | |
|---------------------------------|---|
| A. Staff Report | F. Mitigated Negative Declaration ND16-02 |
| B. Resolution (GPA-150-0003) | G. Vicinity Map |
| C. Ordinance 440 (ZA1-500-0004) | H. General Plan Tables CD-1 & 2 |
| D. Resolution (TM0-000-0062) | I. Letter from the Applicant |
| E. Resolution (PDP-150-0003) | J. Exhibit "A"—Project Plans] |

Attachment A

LEMON GROVE [CITY COUNCIL] STAFF REPORT

Item No. 2

Mtg. Date April 19, 2016

Item Title: **[Public Hearing to Consider Planned Development Permit PDP-150-0003, Tentative Map TM0-000-0062, General Plan Amendment GPA-150-0003, and Zoning Amendment ZA1-500-0004 Authorizing a 25-Lot Subdivision and Construction of 22 Dwelling Units on 2.064 Acres at the Southwest Corner of Palm Street and Camino De Las Palmas.]**

Staff Contact: David De Vries, Development Services Director

[Application Summary:

APPLICANT/OWNER:	Chris Dahrling, Vista Azul, LLC, 8109 Santaluz Village Green South, San Diego, CA 92127
PROPERTY LOCATION:	The site is located on the southwest corner of Palm Street and Camino De Las Palmas (APN: 503-252-42-00).
PROJECT AREA:	2.064 acres (89,908 square feet) gross and 1.757 acres (76,542 square feet) net
EXISTING ZONE:	Residential Low (RL) & Residential Low/Medium (RL/M)
GENERAL PLAN LAND USE DESIGNATION:	Transportation (Special Treatment Area VII, Troy Street/SR-125 Planning Area)
SURROUNDING PROPERTIES:	North: Single-family residential South: Single-family residential East: Vacant Caltrans property and State Route 125 West: Liberty Charter High School and single-family residential
ENVIRONMENTAL IMPACT:	A Mitigated Negative Declaration (MND) of Environmental Impact will be filed subsequent to the adoption and final approval of the proposed project by the City Council. The Initial Environmental Study prepared for this project identified potential impacts with appropriate mitigations associated with: Cultural Resources, Hydrology & Water Quality, and Noise. A draft MND was filed with the County Clerk prior to the City Council public hearing.

Attachment A

Discussion:

Site and Project Description

Chris Dahrling, Vista Azul, LLC filed a complete application on February 10, 2016.

The property is a vacant 89,908 square foot (2.064 gross acre) parcel, which is a former Caltrans right-of-way that remained after construction of State Route (SR) 125. The proposed project is a request to: 1) amend the General Plan Land Use Designation from Transportation to Medium Density Residential (up to 14 dwelling units per acre); 2) amend the Zoning District from Residential Low (RL) and Residential Low/Medium (RL/M) to Residential Medium (RM); 3) approve a Tentative Subdivision Map to authorize a 25-lot subdivision, including 22 residential lots, one private street lot, and two common area lots; and 4) approve an associated Planned Development Permit. This staff report provides a description of the existing site, the proposed project and the conformance to the regulatory framework.

The project proposes six single-family units and eight twin-homes (two attached single-family units on separate legal lots) for a total of 22 dwelling units. It is designed to provide three detached single-family residences along the Palm Street cul-de-sac and three additional detached single-family residences at the northwest end of the project site on Palm Street adjacent to Liberty Charter High School. The remaining 16 dwelling units are composed of eight twin-homes, which are located along the remainder of the site that is adjacent to Palm Street, along Camino De Las Palmas, and in the center of the site. The subdivision proposes 22 residential lots ranging in size from 1,351 square feet to 9,674 square feet and three additional lots, including a lot for the private street, a lot providing open space (Lot B), and a common private parking lot (Lot C). The open space lot will provide 2,268 square feet of common usable open space directly accessible from the private street, including a toddler play structure, turf, picnic table, bench, and a barbeque. The open space lot will also include a public art element, up-lighting, and enhanced landscaping at the intersection of Palm Street and Camino De Las Palmas. Additionally, each unit has private open space ranging from 156 to 336 square feet, or a total of 5,425 square feet. Total net area of the development (excluding the private street) is 1.754 acres. The maximum density for the proposed Medium Residential land use designation is 14 dwelling units per acre, or a maximum of 24 dwelling units. The proposed density is 12.5 dwelling units per acre, 22 total dwelling units.

The proposed private street will take access from the cul-de-sac portion of Palm Street at two locations. The private street provides sidewalks on both sides and rolled curb and gutters with increased widths in various areas to provide an enhanced pedestrian environment. Required guest parking will be provided by one on-street parallel parking space and a common parking area with five parking spaces and a bike rack. Other improvements for the project include a project monument sign on the cul-de-sac portion of Palm Street, hardscape, landscaping and irrigation, lighting, a detention basin at the southeast corner of the site, a six-foot high sound wall behind the proposed units on Lots 1 through 9 and the open space area, and stairs and a walkway that provide access from the project to Palm Street to the north.

The State has established Regional Housing Needs Allocation (RHNA) targets for each city in order to ensure adequate housing stock. The RHNA targets create a threshold for cities in order to obtain grant and transportation funding. This project works towards the City's goals of meeting its RHNA figures. Staff projects that these homes will be available to households of above-moderate income level. The project also meets housing policies of the Housing Element as it relates to promoting a mix of housing types and encouraging a balanced mix of housing.

Attachment A

Land Use Designation

The existing General Plan land use designation is Transportation, which provides for transportation facilities and associated rights-of-way. The proposed project includes a General Plan Amendment to redesignate the site from Transportation to Medium Density Residential (up to 14 dwelling units per acre). The General Plan Special Treatment Area overlay acknowledged that a future general plan amendment would be required after Caltrans sold excess right-of-way subsequent to construction of SR-125, and anticipated the same designation as the designation of adjacent properties. The residential properties directly across the Palm Street cul-de-sac to the south of the project are designated Low/Medium Density Residential (up to 7 du/ac). The properties across Palm Street to the north have a Transportation land use designation and further north and northwest have a Low Density Residential designation (up to 4 du/ac). The site is conducive to a higher density due to its location, which is on a high trafficked collector street, it is directly adjacent to a school on the west, and it is within a quarter mile of a bus stop which is located at Sweetwater Road and Troy Street. There is vacant Caltrans right-of-way across Camino De Las Palmas to the east.

Zoning District Amendment and Regulations

The property is currently zoned Residential Low and Residential Low-Medium (up to 7 du/ac). The project proposes a Zoning Amendment to Residential Medium (up to 14 du/ac).

The Lemon Grove Municipal Code allows applicants to request deviations from development standards through the Planned Development Permit process where it can be found that the project provides equivalent benefits and/or achieves efficiencies in use, structures, transportation and/or utility systems. The applicant proposes a pedestrian-oriented infill development with a mix of housing types (single-family homes and twin-homes); large setbacks from Palm Street and Camino De Las Palmas; bicycle racks for each residence and sited throughout the development; an enhanced common open space that provides a recreational area for the project; enhanced landscaping throughout the site; a public art feature; and residences that exceed energy efficiency standards. In order to accomplish this project design, the applicant requests various deviations from the Zoning and Subdivision Codes, including deviations to the building envelope, setbacks, lot size and dimensions, open space, building height, and public street requirements.

The following table describes the development standards of the Residential Medium Zone

Criteria	Residential Medium (RM) Zone Development Standard	Proposed Development Standard and Deviations
Open Space	12,000 sq. ft. total common usable open space	2,268 sq. ft. common usable open space, plus 5,425 sq. ft. private open space
Min. Lot Area	6,000 SF (allows multi-family units on one lot)	Lot size ranges from 1,351 square feet to 9,674 square feet
Min. Lot Width/Depth	60-feet by 90-feet	24-feet by 45-feet minimum provided
Setbacks	25-feet (front) 5-feet (side) 20-feet (rear)	3-feet (front)* 0-feet (side)* 5-feet (rear)* *Minimum provided.

Attachment A

Building Height	25-feet maximum; height extensions up to 10 feet high allowed if all setback are increased 5 feet.	33'-8" maximum; two and three stories. Increased setbacks are not proposed.
Max. Building Coverage	None established.	Approximately 22%
Bicycle Parking	Five required.	Bike racks provided in the common parking area and the common open space. Each unit provides a ceiling-mounted bike rack within the garage.

Building Design

A total of six detached single-family residences are proposed. The single-family residences are positioned along the Palm Street cul-de-sac and adjacent to the school providing a density transition buffer between the existing single-family neighborhoods to the south and west (transitions from single-family residences to twin homes). Five different floor plans are provided for the single-family dwellings, which range in size from 1,753 to 2,226 square feet of living area. Two units are two-story and the remaining units are three stories. All the single-family units have four bedrooms and between two and one-half to four bathrooms. The remaining 16 dwelling units consist of eight twin-homes. Two different floor plans are provided for the twinhomes, which range in size from 1,803 to 1,834 square feet of living area. All the twinhomes have three bedrooms and three bathrooms and are three stories.

In total, there are seven different floor plans for the 22 units. The elevations show each floor plan varies in roof and siding materials, window treatments, doors, garage doors, decks, pop outs, and covered patio areas, as well building massing. The neighboring properties to the south are single-family residences with varying forms and sizes and largely have stucco siding with asphalt shingle roofing with varying window treatments and siding accents consisting of stone or vertical or horizontal wood siding. All of the proposed plans have varying earth tone colors. The project proposes roof and siding and window treatments as follows:

Plan Type (# of units)	Description
1A (1 unit)	Two-story single-family residence with concrete Spanish style tile roof, stucco siding, and shutter window treatments.
1B and 1X-B (2 units)	Two (1B) and three (1X-B) story single-family residences with concrete flat style tile roof, stucco and board and batten siding, and an alternative shutter window treatment.
1X-C (1 unit)	Three story single-family residence with an alternative concrete flat style tile roof, stucco and horizontal wood siding, and a planter style window treatment.
2A (2 units)	Three story single-family residence with concrete Spanish style tile roof, stucco siding, and shutter window treatments.
3A (8 units)	Three story twin homes with concrete Spanish style tile roof, stucco siding, and shutter window treatments.

Attachment A

3B (8 units)	Three story twin homes with concrete flat style tile roof, stucco and shingle siding, and an alternative shutter window treatment.
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All the units have attached two-car garages with varying styles and colors.

Grading

The site is vacant and consists of a relatively flat pad bounded almost entirely by descending slopes that allows for view lots to be created. The slopes vary in gradient from 2:1 (horizontal to vertical) above Palm Street and Camino De Las Palmas, to gentler slopes at gradients of approximately 3:1 to 4:1 above the southernmost frontage of Camino De Las Palmas and along the Palm Street cul-de-sac. Existing slope heights vary up to approximately 30 feet, with the tallest slopes near the intersection of Palm Street and Camino De Las Palmas. The entire site is proposed to be graded to provide lots that step down gradually along Palm Street from west to east and along Camino De Las Palmas from north to south. Three- to six-foot retaining walls will be provided to accomplish the changes in grade (approximately 13.4 feet change in finished pad elevations).

Landscaping/Screening

Projects located in residential zones are required to landscape 15 percent of the total lot area. The project proposes a total of 42,123 square feet of landscaping or approximately 47 percent of the gross lot area. Proposed landscaping includes 33 street trees on Palm Street, Camino De Las Palmas, and the cul-de-sac portion of Palm Street. The 17 existing palm trees along the public streets will be retained, with 16 new street trees installed along the three adjoining public streets. An additional 78 trees will be planted on the property including five citrus and plum trees as required by the new landscape provisions. All landscaping along the street and on-site will be maintained by a private Home Owners Association (HOA).

Traffic

The Trip Generation Analysis that was prepared for this project estimates the project will generate approximately 220 average daily trips (ADT) per day. Based on the San Diego Traffic Engineers' Council (SANTEC) and the Institute of Transportation Engineers (ITE) document *SANTEC/ITE Guidelines for Traffic Impact Studies in the San Diego Region*, a traffic impact study is not required because the project's trip generation is calculated to be less than 1,000 ADT and less than 100 peak hour trips. Additionally, the Trip Generation Analysis determined that the ADT and number of peak hour trips generated by the proposed project does not trigger Caltrans' threshold for a requirement to analyze State highway facilities.

Approximately 90 percent of the trips generated by the proposed project are expected to be distributed onto Palm Street Street, with approximately 50 percent heading west into Lemon Grove and 40 percent heading east toward Spring Valley (County of San Diego). Palm Street is designated as a Class II Collector in the Mobility Element of the General Plan, and the addition of approximately 220 vehicle trips is not expected to have any significant traffic impacts.

Off-Street Parking

The off-street parking requirements for projects in the Residential Medium zone are noted in the table below. The project proposes a mix of six detached single-family residences and eight twin-homes (duplexes, for the purpose of the City's parking requirements). Single-family residences require two parking spaces per dwelling unit, with the spaces required to be garaged. Duplexes of one bedroom or more require two parking spaces per unit, one of which must be covered. Duplexes also require guest parking at the rate of one space per four dwelling units.

Attachment A

PARKING REQUIREMENTS			
Use (RM Zone Proposed)	Number of Units	Parking Ratio	Spaces Required
Single-Family Residential	Six Single-Family Residences	2/Unit, Garaged	12
Duplex (1+ Bedrooms)	16 Units	2/Unit, One of which must be Covered	32 (16 must be covered)
Guest Parking (Duplex)	16 Units	1/Four Units	4
Total Required			48
Parking Provided On-site	22 Units	2.27/Unit	50

The project proposes two-car garages for all units, plus a total of six guest parking spaces, including one parallel space on the private street and five spaces within the private parking area located on the north side of the property. A ceiling-mounted bicycle parking space is provided within each garage, and bike racks will be provided in the common open space area and the private parking area.

Noise

State Route 125 and Palm Street are the primary noise sources within close proximity of the project. A noise study was conducted for this project. It shows that predicted exterior noise levels at the proposed building façades and outdoor of the several lots generally along Camino De Las Palmas would all exceed the maximum 65 dB CNEL. As a mitigation measure, a six-foot sound wall will be constructed adjacent to these lots. In addition, the noise study showed that a “windows open” condition will not provide adequate interior noise mitigations at all units. Therefore, a “closed window” condition is required for all units subject to noise levels above 60 dBA CNEL to reduce interior noise levels to comply with the City of Lemon Grove requirements. The “windows closed” condition requires that mechanical ventilation be installed to move air within the structure. As a mitigation measure, specific construction assemblies and mechanical ventilation are required to ensure that the interior levels are reduced below 45 dBA CNEL. These mitigation measures have been included as conditions in the Draft Resolution of Approval.

Public Street Dedication and Improvement Requirements

There is existing curb, gutter, and sidewalk along the frontages of Palm Street, Camino De Las Palmas and the Palm Street cul-de-sac. Additional street trees and landscape are proposed within the four to five foot wide landscape parkway behind the sidewalk.

Appropriate street dedication is already provided on Palm Street and Camino De Las Palmas. There is an existing 52 foot right-of-way width on the Palm Street cul-de-sac where a 56 foot right-of-way width could be required. Staff felt the existing street width was adequate to provide on-street parking, sufficient vehicle travel lanes, and sidewalk and landscape parkway to not warrant additional right-of-way dedication.

Appropriate requirements have been included in the Draft Resolution of Approval.

Undergrounding of Overhead Utility Lines

Existing overhead utility lines located within the boundaries of the property or within the one-half right-of-way abutting the subject property are required to be placed underground. There is

Attachment A

existing power poles located on the property. The service on these poles is to be placed underground, as well as any new services to the project. A condition has been included in the Draft Resolution of Approval requiring the undergrounding of all new services to the proposed project.

Drainage/Water Quality

The applicant prepared a Hydrology Report, a Hydro Modification Plan (HMP), and a Major Stormwater Management Plan (Major SWMP) for this project. Low impact design, including permeable pavers in driveways and a detention basin will be used to minimize new stormwater created from this project. According to the Hydrology Report prepared for this project, the increase in flow is not anticipated to have significant impacts on the downstream storm drain facilities. The Hydromodification Plan prepared for this project determined that the post-construction hydrologic characteristics of the project simulate the pre-development hydrologic characteristics at the point of compliance, and the project is not required to manage Hydromodification impacts.

The implementation, construction and on-going maintenance of the project components recommended in these reports are included as conditions in the Draft Resolution of Approval.

Expiration Date of the Planned Development Permit

The Tentative Map and Planned Development Permits will expire within two (2) years if the final map has not been recorded. This requirement has been included in the Resolution of Approval. The General Plan Amendment will be effective after approval and Zoning Amendment will be effective upon second reading of the zoning amendment ordinance.

Public Information:

The Notice of Public Hearing was published in the March 24, 2016 edition of the East County Californian and mailed to all property owners within 500 feet of the subject property.

A Native American Tribal Government Consultation was conducted pursuant to Government Code Sections 6540.2, 65092, 65351, 65352.3, 65352.4, 65562.5 et. seq.

Additionally, the applicant did conduct a neighborhood meeting to answer questions of nearby property owners.

The City received no comments in response to the Notice of Public Hearing and Environmental Analysis at the time this staff report was prepared. Staff will provide the Council at the time of the public hearing with any comments that may come in past the distribution of the staff report.

Conclusion:

Staff recommends that the City Council conduct the public hearing, introduce and conduct first reading of the Ordinance (**Attachment C**) and approve the resolutions (**Attachments B, D, and E**).

RESOLUTION NO. []

RESOLUTION OF THE [CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT GPA-150-003 AMENDING THE GENERAL PLAN LAND USE DESIGNATION FROM TRANSPORTATION TO MEDIUM DENSITY RESIDENTIAL FOR A PROPERTY LOCATED AT THE SOUTHWEST CORNER OF PALM STREET AND CAMINO DE LAS PALMS, LEMON GROVE, CALIFORNIA]

WHEREAS, the applicant, Chris Dahrting, Vista Azul, LLC, filed a complete application for approval of a General Plan Amendment (GPA-150-0003) and a Zoning Amendment (ZA1-500-0004) on February 10, 2016 to amend the General Plan from Transportation to Medium Density Residential (up to 14 dwelling units per acre) and to amend the Zoning District from Residential Low and Residential Low/Medium to Residential Medium as part of a request for approval of a Tentative Map (TM0062) and Planned Development Permit (PDP150-0003) to authorize the subdivision of 2.064 acres of land into 25 parcels, including 22 residential lots with 22 dwelling units, a lot for a private street, a lot for common parking, and a lot for common open space; and

WHEREAS, a Mitigated Negative Declaration (MND) of Environmental Impact will be filed subsequent to the adoption and final approval of the proposed project by the City Council. The Initial Environmental Study prepared for this project found that the project would have no significant effect on the environment because identified potentially significant impacts associated with Cultural Resources, Hydrology & Water Quality, and Noise will be mitigated to below a level of significance. A notice of intent to adopt a mitigated negative declaration was filed with the County Clerk prior to the City Council public hearing; and

WHEREAS, on April 19, 2016, a public hearing was duly noticed and held by the Lemon Grove City Council; and

WHEREAS, the City Council finds that the General Plan Amendment is in accordance with Government Code Sections 65350 to 65359 and is consistent with the goals and policies of the General Plan and Chapter 18.40 (General Plan Conformity) of the Municipal Code:

The existing General Plan land use designation is Transportation, which provides for transportation facilities and associated rights-of-way. This site was formerly Caltrans right-of-way which was sold after completion of SR-125. The proposed project includes a General Plan Amendment to redesignate the site from Transportation to Medium Density Residential. The General Plan acknowledged that a future general plan amendment would be required after Caltrans sold excess right-of-way subsequent to construction of SR-125. The site is conducive to a higher density due to its location, which is on a high trafficked collector street, it is directly adjacent to a school on the west, and it is within a quarter mile of a bus stop; and]

NOW, THEREFORE, BE IT RESOLVED that the [City Council] of the City of Lemon Grove, California hereby:

SECTION 1. Finds and determines that the facts set forth in the recitals of this Resolution are declared to be true; and

SECTION 2. Certifies the adequacy of the Mitigated Negative Declaration of Environmental Impact ND16-02; and

Attachment B

SECTION 3. Approves General Plan Amendment GPA-150-0003 amending the General Plan Land Use Designation from Transportation to Medium Density Residential (up to 14 dwelling units per net acre) for property located at the southwest corner of Palm Street and Camino De Las Palmas (APN No. 503-252-42-00).]

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ORDINANCE NO. 440

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA APPROVING ZONING AMENDMENT ZA1-500-0004 AMENDING THE ZONING DISTRICT FROM RESIDENTIAL LOW (RL) AND RESIDENTIAL LOW/MEDIUM (RL/M) TO RESIDENTIAL MEDIUM (RM) FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF PALM STREET AND CAMINO DE LAS PALMAS, LEMON GROVE, CALIFORNIA]

WHEREAS, the applicant, Chris Dahrting, Vista Azul, LLC, filed a complete application for approval of a General Plan Amendment (GPA-150-0003) and a Zoning Amendment (ZA1-500-0004) on February 10, 2016 to amend the General Plan from Transportation to Medium Density Residential and to amend the Zoning District from Residential Low and Residential Low/Medium to Residential Medium as part of a request for approval of a Tentative Map (TM0062) and Planned Development Permit (PDP150-0003) to authorize the subdivision of 2.064 acres of land into 25 parcels, including 22 residential lots with 22 dwelling units, a lot for a private street, a lot for common parking, and a lot for common open space; and

WHEREAS, a Mitigated Negative Declaration (MND) of Environmental Impact will be filed subsequent to the adoption and final approval of the proposed project by the City Council. The Initial Environmental Study prepared for this project found that the project would have no significant effect on the environment because identified potentially significant impacts associated with Cultural Resources, Hydrology & Water Quality, and Noise will be mitigated to below a level of significance. A notice of intent to adopt a mitigated negative declaration was filed with the County Clerk prior to the City Council public hearing; and

WHEREAS, on April 19, 2016, a public hearing was duly noticed and held by the Lemon Grove City Council; and

WHEREAS, the City Council finds that the following findings required to approve a Zoning Amendment can be made in accordance with Section 17.28.080(B) of the Municipal Code:

1. That the proposed amendment is consistent with the General Plan, in accordance with Government Code Section 65860, as amended.

The existing General Plan land use designation is Transportation, which provides for transportation facilities and associated rights-of-way. This site was formerly Caltrans right-of-way which was sold after completion of SR-125. The proposed project includes a General Plan Amendment to redesignate the site from Transportation to Medium Density Residential. As a part of the Special Treatment Area overlay, the General Plan acknowledged that a future general plan amendment would be required after Caltrans sold excess right-of-way subsequent to construction of SR-125.

2. That the public health, safety, and general welfare benefit from the adoption of the proposed amendment.

The site is conducive to a higher density due to its location, which is on a high trafficked collector street, it is directly adjacent to a school on the west, and it is within a quarter mile of a bus stop.]

THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA DOES ORDAIN AS FOLLOWS:[

Attachment D

SECTION 1. Finds and determines that the facts set forth in the recitals of this Ordinance are declared to be true; and

SECTION 2. Approve Zoning Amendment ZA1-500-0004 amending the Zoning District from Residential Low and Residential Low/Medium to Residential Medium for property located at the southwest corner of Palm Street and Camino De Las Palmas (APN No. 503-252-42-00).

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Attachment D

RESOLUTION NO. []

RESOLUTION OF THE LEMON GROVE [CITY COUNCIL] [APPROVING TENTATIVE SUBDIVISION MAP TM0-000-062 (PLANNED DEVELOPMENT) AUTHORIZING THE SUBDIVISION OF A 2.064 ACRE PARCEL INTO TWENTY-TWO RESIDENTIAL LOTS, ONE COMMON LOT FOR A PRIVATE STREET, ONE COMMON LOT FOR PARKING, AND ONE COMMON LOT FOR OPEN SPACE ON AN UNDEVELOPED SITE AT THE SOUTHWEST CORNER OF PALM STREET AND CAMINO DE LAS PALMAS, LEMON GROVE, CALIFORNIA.]

WHEREAS, [the applicant, Chris Dahrling, Vista Azul, LLC, filed a complete application for a Tentative Map (TM0-000-062) on February 10, 2016 to authorize the subdivision of 2.064 acres of land into 22 residential lots, a lot for a private street, a lot for common parking, and a lot for common open space as part of an application for a Planned Development Permit (PDP150-0003), a General Plan Amendment (GPA-150-0003) and a Zoning Amendment (ZA1-500-0004); and

WHEREAS, a Mitigated Negative Declaration (MND) of Environmental Impact will be filed subsequent to the adoption and final approval of the proposed project by the City Council. The Initial Environmental Study prepared for this project found that the project would have no significant effect on the environment because identified potentially significant impacts associated with Cultural Resources, Hydrology & Water Quality, and Noise will be mitigated to below a level of significance. A notice of intent to adopt a mitigated negative declaration was filed with the County Clerk prior to the City Council public hearing; and

WHEREAS, a public hearing was duly noticed and held by the Lemon Grove City Council on April 19, 2016; and

WHEREAS, the City Council finds that the tentative map is consistent with the Lemon Grove General Plan because it proposes lots for 22 dwelling units at a density of 12.5 dwelling units per acre on a 1.757 net acre parcel of land in the Medium Density Residential land use designation of the Lemon Grove General Plan which allows a maximum of 14 dwelling units per net acre; and

WHEREAS, the City Council finds that the tentative map complies with the findings of fact required to approve this project pursuant to Municipal Code Section 16.16.400 because the project complies with the time limitations of the State Subdivision Map Act; the existing lot is a legal lot; the proposed subdivision creates more than five lots; the proposed subdivision complies with the requirements of the Subdivision Ordinance; the map and design or improvements are consistent with applicable general and specific plans; the site is physically suitable for the type of development; and the site is physically suitable for the proposed density of development; and

WHEREAS, the City Council has considered said Tentative Map and recommendations of the Planning Department, City Engineer, and the Lemon Grove Fire Department with respect thereto and has determined that the conditions hereinafter enumerated are necessary to insure that the subdivision and the improvements thereof will conform to all ordinances, plans, rules, and improvement and design standards of the City of Lemon Grove; and

WHEREAS, the City Council has considered said Tentative Map and recommendations of the Planning, Engineering, and Stormwater Divisions, and the Heartland Fire District with respect thereto and has determined that the conditions hereinafter enumerated are necessary to

Attachment D

ensure that the subdivision and the improvements thereof will conform to all ordinances, plans, rules, and improvement and design standards of the City of Lemon Grove; and

WHEREAS, the City Council has considered Planned Development Permit PDP-150-0003 including site, architectural, and landscape plans dated received February 10, 2016 associated with Tentative Map TM0-000-0062; and

WHEREAS, in accordance with Section 16.12.280, the City Council finds that it is impractical in this particular case for this subdivision to conform fully to the Design Standards of the Subdivision Ordinance because the Subdivision Ordinance does not account for lots sized for planned developments and waivers granted as part of the approval of this project are found to conform to the spirit and purpose of the Subdivision Map Act and of the Subdivision Ordinance of the Municipal Code; and

WHEREAS, the City Council hereby makes the following findings:

1. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the property has no environmentally protected resources as discussed in the Mitigated Negative Declaration; and
2. The proposed Tentative Subdivision Map (TM0-000-0062) is consistent with the Medium Density Residential land use designation (up to 14-dwelling units per net acre) of the General Plan; and
3. The site is physically suitable for the proposed density of development because public and private utilities will be available to serve the proposed density; and
4. The design of the subdivision or the type of improvements will not cause serious public health problems because public services (e.g., sewer, water, gas, and electricity) will be provided to the subdivision; and
5. The design of the subdivision or type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision as defined under Section 66474 of the Government Code, State of California; and
6. The design and improvements of the proposed subdivision map comply with the requirements of the State Subdivision Map Act and the Subdivision Ordinance except as specifically waived or modified for the requested deviations in accordance with Section 16.12.280 and pursuant to the Planned Development Permit process; and]

NOW, THEREFORE, BE IT RESOLVED that the [City Council] of the City of Lemon Grove, California hereby:

SECTION 1. Finds and determines that the facts set forth in the recitals of this Resolution are declared to be true; and

SECTION 2. Waives or modifies the following Design Standards in accordance with Section 16.12.280:

1. Section 16.12.220B (Minimum Lot Area of 6,000 sq. ft.) to allow 22 planned development lots with areas ranging from 1,351 square feet to 9,674 square feet.
2. Section 16.12.220C (Lots Shall Front on Dedicated Street) to allow 22 planned development lots to not front on a dedicated street.

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3. Section 16.12.220D (Minimum Lot Width and Depth of 60 feet by 90 feet) to allow 22 planned development lots with minimum dimensions of less than sixty feet by ninety feet.
4. Section 16.12.220H (The side lines of all lots shall be at right angles or radial to the street upon which the lots front with a maximum deviation of up to ten degrees allowed) to allow planned development lots accommodating for garage access and enhanced pedestrian paths.
5. Section 16.12.220I (Lot depth shall be no greater than three times the average width) to allow slope and open space behind proposed residences to be a part of individual residential lots, but maintained by the Homeowner's Association.

SECTION 3. Conditionally approves Tentative Map TM-000-0062 in association with Planned Development Permit PDP-150-0003 and the grading, site, landscape, and architectural plans dated received February 10, 2016 (incorporated herein by reference as Exhibit "A") pursuant to the City of Lemon Grove Subdivision Ordinance (Title 16 of the Municipal Code) and contingent upon the second reading and final approval of an ordinance approving Zoning Amendment ZA1-500-0004. The approval conditionally authorizes the development of a vacant site with a 22 unit planned development with an associated private street and common area located on the southwest corner of Palm Street and Camino De Las Palmas, Lemon Grove, California (APN No. 503-252-42-00). The subdivider shall comply with all applicable provisions of the Subdivision Map Act, the City of Lemon Grove Subdivision Ordinance, and the following conditions of approval:

NO PARCEL SHOWN ON THIS APPROVED TENTATIVE SUBDIVISION MAP SHALL BE LEASED, SOLD, CONVEYED, OR TRANSFERRED, UNLESS AND UNTIL A SUBDIVISION MAP APPROVED BY THE CITY ENGINEER HAS BEEN FILED IN THE OFFICE OF THE COUNTY RECORDER.

- A. WITHIN FIVE DAYS OF APPROVAL, THE SUBDIVIDER/APPLICANT SHALL COMPLY WITH THE FOLLOWING:
 1. Submit the appropriate payment for the CEQA filing fee (Department of Fish and Game MND and County Clerk Processing Fee).
 2. Pay all outstanding fees for City permits related to this project.
- B. PRIOR TO ISSUANCE OF A GRADING OR IMPROVEMENT PERMIT AND/OR DURING GRADING ACTIVITY, THE SUBDIVIER/APPLICANT SHALL COMPLY WITH THE FOLLOWING:
 1. All physical elements of the proposed project shown on the approved plans dated February 10, 2016 except as noted herein, shall be located substantially where they are shown and shall be constructed in accordance with applicable Lemon Grove City Codes to the satisfaction of the Development Services Director.
 2. Obtain a grading permit from the City prior to any grading activities. The grading permit shall constitute an authorization to do only that work which is described or illustrated on the application for the permit, or in the plans and specifications approved by the City Engineer.
 3. All grading permit fees and deposits shall be paid and all actions necessary preceding the issuance of the grading permit shall be completed.
 4. Coordinate with Helix Water District for the installation of water facilities and ensure that all of the appropriate permits are obtained.

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5. Obtain an encroachment permit for the installation of private facilities and/or for grading work in/or adjacent to the public right-of-way.
6. Building permits shall be submitted with the grading plans for retaining and freestanding walls where required. Except as noted in this condition, building permits shall be termed building permits for post-grading activities in the resolutions approving this project.
7. Safety fencing shall be required at the top of retaining walls and slopes and shall be shown on all Grading Plans where appropriate.
8. A private Storm Water Facility and Best Management Practice maintenance agreement shall be recorded for the future repair and rehabilitation of the proposed private drainage and storm water treatment. The City will provide the template for the agreement.
9. As a part of the grading permit submittal, a private improvement, grading, and drainage plan shall be submitted showing all of the proposed and existing on-site improvements. The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer. All necessary measures for prevention of storm water pollution and hazardous material run-off to the public storm drain system from the proposed development shall be implemented with the design of the grading.
10. A public improvement plan as a part of an improvement plan check, shall be submitted with applicable deposit showing all of the proposed and existing improvements within the public right-of-way. The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer.
11. As-built drawings shall be submitted to SDG&E to energize all of the required street lights.
12. Submit the street improvement and grading plans to Helix Water for review and signature.
13. All utilities shall be shown on the grading plans.
14. Prior to the issuance of a grading permit, a deposit shall be paid to cover the City's expenses, costs, and overhead for the field inspection, office engineering, and administration of the work performed, including landscape and irrigation work. The amount of the deposit shall be as determined by the City Engineer.
15. All existing survey monuments shall be shown on the grading plan.
16. Evidence indicating that arrangements have been made for the preservation and/or relocation of existing monuments shall be submitted to the City Engineer prior to the issuance of a grading permit.
17. Grading plans shall be prepared and submitted with the grading permit application in accordance with the city engineering standards and the requirements of the City Engineer.
18. All grading plans shall be signed by a registered civil engineer and by the soil engineer.
19. Conditions imposed by the city engineer shall be shown on the grading plans under the heading "General Notes."

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20. The subdivider shall execute a Subdivision Improvement Agreement and a Subdivision Improvement Security in accordance with Section 16.12.200. A cost estimate for all of the proposed grading, drainage, street improvements, landscaping, and retaining and freestanding walls work proposed shall be submitted with the grading and improvement plans. A separate cost estimate shall be submitted for work proposed within the public right-of-way. Templates for these agreements are available from the City. The applicant shall post a security with the City comprised of a cash deposit of a combination of cash deposit and corporate surety bond of a surety authorized to do business in the state. An instrument of credit or other security pledging the performance of the work, may be submitted in lieu of the surety bond to insure installation of required structures, drains, landscaping, irrigation and other improvements shown on the grading plan. Such funds are trust funds for the purposes of satisfying the cost of correcting any deficiency, hazard or injury created by the work or lack of maintenance thereof. An irrevocable standby letter of credit issued by a financial institution subject to the regulation by the state or federal government may be posted in lieu of the surety bond, instrument of credit or other security. The estimated cost of the work shall be determined by the City Engineer after reviewing the civil engineer's estimate. The total amount of the security shall be equal to one hundred fifty percent of the estimated cost of the grading work authorized by the permit plus an additional sum equal to one hundred percent of the estimated cost for the construction of drainage structures or facilities, including standard terrace drains, slope planting, irrigation system, erosion control devices, retaining walls and similar facilities authorized by the permit.
21. Submit improvement plans and enter into a secured agreement for public street improvements to the satisfaction of the City Engineer.
22. Three copies of a preliminary soils engineering report shall be submitted with the application of a grading permit. Each report shall be prepared by a soil engineer and contain all information applicable to the project in accordance with generally accepted geotechnical engineering practice. The preliminary soil engineering report shall include, but not be limited to, the requirements outlined within 18.08.120 A. All recommendations outlined in the soils report shall be imbedded into the grading plans. The grading plans shall include site monitoring and inspections to ensure recommendations of the Geotechnical Evaluation are adhered to. The Evaluation recommends that undocumented fill, colluvium and bedrock be removed. Removal depths are estimated at two to seven feet with variation. Properly designed site drainage is required to reduce erosion damage to the planned improvements. Typical erosion control measures will be required during site grading.
23. The soil engineer and engineering geologist should refer to the geologic conditions element of the Lemon Grove General Plan in preparing the reports required in 18.08.120.
24. Recommendations contained within approved reports and technical analyses shall be incorporated into the grading plan and specifications and shall become conditions of the grading permit.
25. Submit a truck hauling route with diagram showing streets. This should include the source of borrow and/or disposal and any BMPs tied to the imported material.
26. Obtain written letter of conditional approval from FEMA for development within Flood Plan 'X'.

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27. Submit a final Hydrology Report and Storm Water Quality Management Plan (SWQMP) to determine and analyze the increased volume of storm water runoff as a result of the proposed design. Analysis of the downstream onsite detention basin must be based on hydrology calculations. Any modifications must be reflected on the plans. This report should contain calculations and diagrams of pre and post-development conditions. The SWQMP shall be completed and approved prior to the issuance of any other permits. Grading and site improvements shall be in accordance with the SWQMP for the proposed project. The SWQMP shall specify implementation of BMPs required in 8.48 and 18.08 of Municipal Code and the BMP Design Manual. Provide evidence that treatment Best Management Practices (BMPs) are adequately sized for the increase in impervious surfaces.
28. Plans for an erosion control system shall be prepared and submitted for the review and approval of the City Engineer and Water Quality Coordinator as a part of any application for a construction permit. The erosion control system shall comply with the requirements of the latest state general construction stormwater permit and any amendments thereto, the MS4 Permit, Lemon Grove Municipal Code Chapter 8.48, and 18.08.170.
29. A private Stormwater Facilities and Best Management Practices maintenance agreement shall be submitted for the future repair and rehabilitation of the proposed private drainage and stormwater treatment facilities prior to the issuance of a grading or improvement permit.
30. An agreement not-to-oppose the formation of a future utility undergrounding district will be required to be submitted prior to issuance of grading or improvement permits.
31. An agreement not-to-oppose the formation of a future street improvement district will be required to be submitted prior to issuance of grading or improvement permits.
32. The developer shall submit erosion and sediment control plans with construction Best Management Practices (BMPs) and an irrigation plan for review and approval by the Water Quality Coordinator, which will be required to be abided by during grading activities.
33. The applicant shall submit sewer lateral plans with the improvement plans. These sewer lateral plans shall be submitted to the satisfaction of the City Engineer.
34. The structural pavement section for the private access located on the subject property shall be based on the soils report prepared by a Geotechnical Engineer to the satisfaction of the City Engineer.
35. Parking spaces shall be of the dimensions outlined in Chapter 17.24.010 of the Lemon Grove Municipal Code unless specified otherwise by the Development Services Director.
36. Improvements, where applicable, shall conform to the San Diego Regional Standard Drawings unless otherwise specified by the City Engineer.
37. The subdivider shall provide proof satisfactory to the Director of Public Health that there exists an adequate potable water supply available to each lot or parcel, and that the subdivider install or agree to install water supply pipes of a minimum six inches in diameter, provided that the City Engineer may require such other diameter of water supply pipe as may be recommended by Helix Water District.

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38. Sight distance requirements along streets and at all intersections shall conform to the intersectional sight distance criteria as provided by the Caltrans Highway Design Manual.
39. The subdivider shall provide the City Engineer with letters from the serving utility companies stating that arrangements satisfactory to the utility have been made to serve all parcels created. No letter will be required from the Pacific Bell Telephone Company.
40. A private Sewer Maintenance Agreement shall be submitted for the future repair and rehabilitation of the proposed private sewer prior to the issuance of grading or improvement permits. The City will provide the template for the agreement.
41. The Sewer main for this project shall be designated as private, not public.
42. Each dwelling unit of the proposed subdivision shall be connected to a sewer of the Lemon Grove Sanitation District.
43. Provide the City with a final drainage/hydrology report indicating that the site design is in accordance with the report and the National Pollutant Discharge Elimination System (NDPES) permit. On-site drainage shall be in compliance with the NDPES permit.
44. Submit a maintenance agreement for the on-going maintenance of the private street and access improvements, parking and other proposed paved areas, fencing, landscape and irrigation (private and within the public right-of-way along the property's frontage), drainage and water quality facilities required by the SWQMP, and recreational and other facilities as specified to be reviewed and approved by the City Engineer and Director of Development Services. This maintenance agreement shall be adhered to by the HOA and incorporated into the CC&Rs to the satisfaction of the Director of Development Services and City Engineer.
45. All plans and technical studies required to be submitted to the Engineering Department for review and approval shall be prepared by a California Registered Professional Engineer or applicable utility provider.
46. The permittee shall be responsible to maintain in an obvious and accessible location on the site, a copy of the grading and improvement permit and grading plans bearing the approval of the City Engineer.
47. After grading permit issuance, but prior to any land development work involving grading, brushing or clearing, there shall be a pre-grading meeting. Prior to pouring curbs and gutters or placement of base materials, there shall be a pre-paving meeting held on the site. The permittee, or his or her agent, shall notify the City Engineer at least two working days prior to the meeting and shall be responsible for notifying all principals responsible for grading and paving related operations. The Storm Water Coordinator shall be a part of the meeting.
48. All land development work shall be performed by a contractor licensed by the state to perform the types of work required by the permit.
49. The property owner shall pay the City for all costs of placing, repairing, replacing or maintaining a city-owned facility within the public right-of-way when the city facility has been damaged or has failed as a result of the construction or existence of the owner's land development work during the progress of such work. The costs of placing, replacing or maintaining the city-owned facility shall include the cost of

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obtaining an alternate easement if necessary. The City may withhold certification of the completion of a building or other work where a notice has been issued.

50. The subdivider shall submit record drawings (as-builts) and engineering documentation with applicable fees for all public improvements to the City to the satisfaction of the City Engineer.
51. In accordance with Municipal Code Sections 12.10.080 and 16.12.240, the property owner(s) shall underground all existing utility distribution facilities, including telecommunication lines, on and along the frontage of the subject property as required by the City Engineer. The property owner(s) shall make the necessary arrangements with each of the serving utilities, including licensed communication operators for the installation or relocation of such facilities. No new overhead poles shall result from undergrounding activities.
52. Submit street improvement plans with roadway cross-sections with rolled curb configuration to the Fire Marshal for review and approval. Minimum 20 foot fire lane for emergency access required.
53. Prior to combustibles being brought to the site, the developer shall provide written certification from the Water Purveyor, dated within the last thirty days, that:
 - a. All public fire hydrants required of the project have been installed, tested, and approved by the Water Purveyor; and
 - b. Are permanently connected to the public water main system; and
 - c. Are capable of supplying the required fire flow as required by Heartland Fire & Rescue.
54. Group R-3 and U Occupancies: An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 400 feet (122 m) from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required flow shall be provided when required by the Fire Code official. The size of fire hydrant outlets shall be a minimum of one 4 inch and one 2-½ inch NST outlet or greater as required by the Fire Code official.
55. In order to mitigate any impacts that grading may cause to paleontological and archaeological resources the following conditions shall be complied with:
 - a. The subdivider/applicant shall conduct a cultural resources records search and a Sacred Lands File search of the project area to determine if there is likelihood for on-site Native American cultural resources. A copy of a letter regarding the records search shall be provided to the Development Services Department prior to issuance of grading or improvement permits. The report shall provide recommendations for further analysis and those recommendations shall be implemented as a part of the mitigation measures.
 - b. A qualified paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall be present at the pre-grading meeting to consult with the grading and excavation contractors. A qualified paleontologist is defined as an individual with a Bachelor's or higher degree in paleontology or geology experienced in pale ontological techniques and procedures.

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- c. A qualified paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall be present at all times during the original cutting of previously undisturbed sediments of the Mission Valley Formation. These monitors shall inspect an excavation which exposes sediments of the Mission Valley Formation. Said monitors shall salvage remains as they are uncovered.
 - d. The paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall be allowed to temporarily direct, divert or halt grading to allow recovery of fossil and artifact remains. If cultural resources are discovered during site preparation and/or grading, then any further work shall cease and programs and procedures shall be initiated as outlined in CEQA guidelines 15064.5.
 - e. The paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall document the stratigraphic and geologic context of salvaged fossil and artifact remains.
 - f. The paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall clean, repair and sort salvaged fossils and artifacts for eventual donation.
 - g. Prior to final inspection, a report shall be prepared summarizing the results of the mitigation program and submitted to the Development Services Director. This report will include a discussion of methods employed, fossils and artifacts recovered, geologic context of fossil and artifact remains and the significance of the mitigation program.
 - h. Donate all curated fossil and artifact specimens to an institution with a proven history of professional, long term care and storage of paleontological and archaeological collections, such as the San Diego Natural History Museum.
56. One temporary on-site sign legible from the major vehicle travel lanes adjacent to the project shall be posted on the property for the duration of all construction on-site. The sign shall be a minimum of six feet high, six feet wide, and not to exceed 64 square feet total for two sides or 32 square feet for one side. Such sign shall include the permit numbers, property location and APN number, a site plan and description of the project, project name, and the developer's name, address and telephone number. Such sign shall be removed prior to grading permit final. Signs shall be maintained in good condition at all times.
57. Private residential, public residential, commercial and industrial fire access roads shall provide an access roadway with a minimum unobstructed width of 20-feet wide and a minimum 13'6" vertical clearance. All fire apparatus access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. Access roadways shall be capable of holding an imposed load of 75,000 pounds including in adverse weather conditions.
58. Grades for driveway and fire apparatus access roads shall not exceed 10 percent. Fire Department approval and additional conditions are required for grades up to 20 percent maximum. Angle of approach and departure for driveways shall not exceed five (5) percent.
59. Fire lane designations shall be required for all fire access roadways as determined by Heartland Fire & Rescue. Posted signs shall be required for all fire access

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roadways as determined by Heartland Fire & Rescue. Posted signs which state "FIRE LANE, NO PARKING" shall be installed every 50 feet. Curbs shall be painted red and stenciled with white letters indicating the same on the face and top of any curb as directed by Heartland Fire & Rescue. All fire lanes shall be marked and identified prior to Certificate of Occupancy. Fire lane maintenance must be addressed in the CC&R's for the project.

60. All required fire apparatus access roads, fire lanes, fire department turn-around and entry/exit drives shall have a minimum 28-foot turning radius for fire apparatus depending on size, location, and type of project. Site plans shall provide a fire department turning radius template along the access roadway or within a detail confirming that the radius meets Heartland Fire & Rescue requirements.
61. Fire apparatus access roads (all roads in the project) shall be paved, accessible and fire hydrants shall be capable of flowing required GPM and shall be tested and accepted by the Fire Department prior to dropping any lumber for construction.
62. Roadway design features (speed humps, bumps, speed control dips, etc.) which may interfere or delay emergency apparatus responses shall not be installed or allowed to remain on the emergency access roadways.
63. Any gate or barrier across a fire access roadway, whether manual or automatic, must meet the Heartland Fire & Rescue requirements and have specific plans and permits approved prior to installation. Knox brand key-operated electric key switch keyed to Heartland Fire & Rescue specification are required. The Knox switch shall override all gate functions and open the gate. Other access control systems such as Opticom, siren, etc. shall be permitted with the approval of Heartland Fire & Rescue.

C. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE SUBDIVIDER/APPLICANT SHALL COMPLY WITH THE FOLLOWING:

1. All physical elements of the proposed project shown on the approved plans dated February 10, 2016 except as noted herein, shall be located substantially where they are shown and shall be constructed in accordance with applicable Lemon Grove City Codes to the satisfaction of the Development Services Director.
2. Pay all outstanding fees prior to issuance of a building permit(s) for new dwelling units authorized by this tentative map.
3. Per Ordinance 372 a Uniform Transportation Mitigation Fee for each unit must be paid at the time of building permit issuance. The fee is subject to annual increase and the actual fee will be calculated at the time of payment.
4. Obtain sewer permits and pay capacity fees for 22 dwelling units or as modified by the Lemon Grove Sanitation District prior to the issuance of a building permit. The permit requires a capacity fee plus prorated sewer service fees be paid at the time of permit issuance.
5. Pay appropriate school, parkland, diversion deposit, and other fees as applicable.
6. Submit for Development Services Director approval, a detailed landscape and irrigation plan. Provide reference sheets for the grading and landscape erosion control plans. The plan shall indicate all surface improvements including, but not limited to, the design and locations of all walls, fences, driveways, walkways, botanical and common names of all plant materials, number, size and location of all plantings; all irrigation lines including valves and back-flow devices; and soil amendments. Said landscape plan shall comply with the requirements of Section

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- 17.24.050(B) and Chapter 18.44 of the Municipal Code. The landscape plan shall be in substantial conformance to the approved landscape concept plan.
7. Water supply, access, and fire protection system requirements shall meet City of Lemon Grove Fire Department standards.
 8. An 18 foot wide by 19 foot clear space is required within all required two-car garages. Driveways shall be a minimum of 18 feet wide by 19 feet deep if used for parking.
 9. Future development shall comply with all applicable California Building Codes.
 10. The project shall comply with applicable provisions of the current California Building and Fire Codes.
 11. All new utility distribution facilities, including cable television lines, within the boundaries of any new subdivision or within any half street abutting a new subdivision shall be placed underground. The subdivider shall coordinate with the necessary cable television operators for the installation of such facilities. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessarily appurtenant to such underground utilities and street lighting systems may be placed above ground unless directed otherwise by the City Engineer. All proposed structures on the subject property shall connect to the utility system via underground system.
 12. Submit a written statement signed by the civil engineer reporting that the site is rough graded in conformance with the approved grading plan, as modified or amended by any construction changes approved by the city engineer, and which specifically states the items which were performed under his/her supervision, and are shown correctly on the as-graded drawings.
 13. Prior to issuance of building permits, incorporate best management practices including site design, source control and treatment control, construction and on-going maintenance identified in the SWQMP and Drainage Report into the Building Plans.
 14. Provide the City with, upon completion of the grading, a compaction report from the geotechnical firm and a letter from a licensed civil engineer that the grading and elevations of the pad were done in accordance with the approved grading plans and prior to the issuance of building plans.
 15. Provide plans on Auto CAD (any release) for pre-fire planning use by the Fire Department. Information shall include locations of all exits, stairwells, and roof access. Also, gas, electrical, water, fire sprinkler, and standpipe valves and shutoffs, and elevator and electrical equipment rooms, fire alarm panels, remote annunciators, and RTU/HVAC detectors.
- D. DURING GRADING ACTIVITY AND PRIOR TO GRADING PERMIT FINAL APPROVAL, THE SUBDIVIDER/APPLICANT SHALL COMPLY WITH THE FOLLOWING:
1. All physical elements of the project shown on the approved grading, improvement and related plans shall be located substantially where they are shown and shall be constructed in accordance with appropriate Lemon Grove City Codes.
 2. All trash, debris, and waste materials should be disposed of offsite, in accordance with current local, state, and federal disposal regulations. Any materials containing petroleum residues encountered during property improvements should be evaluated prior to removal and disposal, following proper procedures. Any buried trash/debris

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encountered should be evaluated by an experienced environmental consultant prior to removal.

3. Soil sampling and analysis for the presence of organochlorine pesticides in soil shall be performed.
4. Soil sampling and analysis for the presence of lead in soil shall be performed.
5. For any work within the public right-of-way, the subdivider shall secure an encroachment permit to work within the City right-of-way and place a special deposit with the City to ensure that any damage to the existing roadway or other public improvements is repaired in a timely manner. The subdivider shall be responsible for all unforeseen costs related to work performed in the right-of-way.
6. The development and preparation of the site shall conform to all recommendations of the approved geotechnical reports submitted to the City.
7. The drainage structures, bioretention areas, underground storage pipes, and outlet structures identified in the Standard Water Quality Management Plan (SWQMP) shall be installed. Any modifications to the bioretention areas shall require modifications to the SWQMP and review and approval by the City Engineer.
8. Provide the City with a final drainage/hydrology report/letter indicating that the site design is in accordance with the report and the National Pollutant Discharge Elimination System (NPDES) permit.
9. The fire hydrant system shall be tested to ensure adequate fire flow. The required fire hydrant flow shall be 1,500 GPM for a 2-hour duration at 20 PSI residual operating pressure. Documentation is required from the Water Purveyor verifying that the system is capable of meeting the required fire flow prior to building permit issuance. If the system is not capable of meeting the required fire flow documentation shall be provided showing financial arrangements have been made and water system improvement plans have been submitted and approved by Heartland Fire & Rescue and the Water Purveyor to upgrade the existing system prior to release of building permits. The terms and conditions of the Tentative Subdivision Map shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Planned Development Permit and the heirs, executors, administrators, successors, and assigns of each of them, including municipal corporations, public agencies, and districts. Fire hydrants shall be painted per Heartland Fire & Rescue and the local Water Purveyor standards and be maintained free of obstructions. Blue reflective raised pavement markers shall be installed on the pavement at approved locations marking each fire hydrant.
10. Public and private water utility mains must provide the level of reliability/redundancy determined necessary by Heartland Fire & Rescue and the local Water Purveyor Engineer.
11. The subdivider shall construct or shall cause to be constructed, at his/her own cost, a street lighting system conforming to the City standards.
12. Street signs for private and public streets meeting the requirements of the City Engineer standards shall be installed at all intersections prior to final occupancy approval.
13. A street naming request application shall be completed to rename the Palm Street cul-de-sac to Palm Court or another mutually agreed upon name by the effected

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property owners. An additional request shall be completed for the proposed private street. Appropriate signage shall be required to be installed.

14. The installation of gas, electric, sewer, and water lines and any other below surface utilities is required to take place before the installation of any concrete curbs, gutters, sidewalks, and surfacing of the streets (including repair or replacement). Sewer and water lines shall not be laid in the same trench in any part of this subdivision.
15. Metallic identification tape shall be placed between the bottom layer of the finished surface and the top of all irrigation lines in the public right-of-way.
16. The contractor/permittee conducting any earth moving operation shall be responsible for controlling dust created by its grading operation or activities at all times.
17. Reporting for earthwork, asphalt, and concrete testing shall be required and prepared in accordance with the latest version of the "Greenbook" Standard Specifications for Public Works Construction. Reports shall be submitted to the City for review and approval prior to the applicant's request for final inspection on the grading or improvement permits. The reports shall be signed and stamped by a California registered engineer.
18. All flammable vegetation shall be removed from each building site with slopes less than 15% at a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less to the satisfaction of the Deputy Fire Marshal and Development Services Director.
19. A pad certification and compaction report shall be submitted to the City for review and approval prior to the applicant's request for final inspection on the grading permit.
20. Submit a certification letter stating that the grading was done per the approved plan or an as-graded version of the grading plan (as-graded drawings) prepared, signed and dated by the responsible civil engineer which shall include original and "as-graded" ground surface elevations, pad elevations, slope ratios, and elevations and locations of all surface and subsurface drainage facilities, location and scaled sections of all buttress/stabilization and fills, subdrains and general location and depth of all areas or removal of unusable soil.
21. Submit a final soils engineering report prepared by a soil engineer, including type of field testing performed, compaction reports, final pad elevations, suitability of utility trench and retaining wall backfill, the maximum allowable soil bearing pressure and the required pavement structural sections, summaries of field laboratory tests and other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the preliminary soils engineering report. Each field density test shall be identified, located on a plan or map, the elevation of the test, and the test method of obtaining the in-place density described.
22. Final approval shall not be given until all work, including installation of all drainage facilities and their protective devices, required irrigation system installed protective devices, required planting, and all erosion control measures have been completed in accordance with the final approved grading plan and the as-graded drawing, required reports and statements of compliance consistent with section 18.08.030 and Chapter 18.44 of the Lemon Grove Municipal Code have been submitted.
23. The Developer and Current and Future Property Owners shall adhere to the recommendations of the requirements of the Storm Water Quality Management Plan

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(SWQMP) prepared for this project to the satisfaction of the Water Quality Program Coordinator.

24. The exterior boundary of the subdivision and all lot corners shall be monumented with permanent monuments in accordance with Section 16.12.250 to the satisfaction of the City Engineer.

E. PRIOR TO BUILDING FINAL, THE SUBDIVIDER/APPLICANT SHALL COMPLY WITH THE FOLLOWING:

1. All physical elements of the project, including public street improvements, shown on the approved building, landscape, grading, improvement and related plans shall be located substantially where they are shown and shall be constructed in accordance with appropriate City Codes.
2. Permanent residential three-dimensional street numbers, minimum 4 inches in height, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be visible from the street and shall not be obstructed in any manner.
3. Comply with the new "solar ready" requirements in Title 24 (Section 110.10). This includes reserved solar zones on the roof, conduit installation, 200 amp service, etc.
4. Prior to Fire Department clearance for occupancy, an automatic fire sprinkler system shall be installed. The system shall comply with NFPA #13-D Standard for Automatic Fire Sprinkler Systems-Single Family Dwelling. Three (3) sets of plans, hydraulic calculations, and material specifications sheets for all equipment used in the system shall be submitted by a State of California Licensed C-16 Contractor for review, approval, and permits issued prior to commencing work.
5. Demonstrate to the satisfaction of the Development Services Director that the required noise barriers/sound walls as shown on Exhibit "A" have been installed and provide noise mitigation at or below the City of Lemon Grove 65 dBA CNEL exterior noise level standards for the outdoor areas as described in the Noise Evaluation Report (dated November 10, 2015) prepared for this project.
6. All dwelling units shall comply with the interior noise level requirements of California Code Title 24. Exterior walls and roof assemblies shall have a STC rating of 46 or better in accordance with the acoustical analysis. Exterior doors shall have a minimum STC rating of 28 in accordance with the acoustical analysis. The glass assemblies (windows, fixed windows, and glass doors) of the perimeter units having direct line of sight to State Route 125 shall require a Sound Transmission Class (STC) rating of 31 to reduce the interior noise levels below 45 dBA CNEL in accordance with the acoustical analysis. Other glass assemblies shall be dual-paned with acoustical sealant around the exterior edges to have an STC rating of 26 or higher in accordance with the acoustical analysis.
7. A closed window condition is required with mechanical ventilation installed to move air within the structure in accordance with the acoustical analysis.
8. The developer/owner shall be required to repair and/or replace any damaged public improvements fronting the project and within 100 feet to the satisfaction of the City Engineer.

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- F. PRIOR TO RECORDATION OF A FINAL MAP, THE SUBDIVIDER/APPLICANT SHALL COMPLY WITH THE FOLLOWING:
1. All physical elements of the project, excepting improvements for buildings, including public street improvements, shown on the approved building, landscape, grading, improvement and related plans shall have obtained final approval or appropriate securities associated with such improvements shall be provided for in accordance with appropriate City Codes.
 2. Submit a copy of the Preliminary Title Report, Subdivision Guarantee and Tax Clearance Certificate no more than 60 days in advance of the recordation of the Final Map to the City Engineer for review.
 3. The subdivider shall provide the City Engineer with one reproducible Mylar copy of the final map for recordation.
 4. Each parcel shall be subject to inclusion into the Lemon Grove Roadway Lighting District which includes an annual assessment.
 5. A formal written request to add street lights to the Lemon Grove Lighting District shall be submitted to the City of Lemon Grove Lighting District prior to permanently energizing. If required, a deposit for the initial operation costs expended by the Lighting District for the subject property shall be submitted until the units are placed on the Tax Assessor's yearly statement.
 6. Water improvement plans shall be approved by Heartland Fire & Rescue prior to recordation. The developer shall furnish Heartland Fire & Rescue with three (3) copies of the water improvement plans designed by a Registered Engineer and/or Licensed Contractor. On-site fire service mains shall have a minimum of eight (8) inch water mains with six (6) inch laterals and risers. Larger pipes may be required to meet required fire flow requirements. Fire hydrants shall provide one 4-inch port and 2- 2 ½ ports and must be an approved fire hydrant type.
 7. Backflow prevention devices for private building sewers shall be required pursuant to Section 710.0 of the CBC (2000 UPC).
 8. Pay \$85 for the preparation and recordation of each document as required for the subject permit.
 9. The subdivider shall comply with Section 66436 of the Government Code by furnishing to the City Engineer a certification from each public utility and each public entity owning easements within the proposed subdivision stating that: a) they have received from the developer a copy of the proposed final map; b) they object to/do not object to the filing of the map without their signature. In addition, the subdivider shall furnish proof to the satisfaction of the City Engineer that no new encumbrances have been created that would subordinate the City's interest over areas to be dedicated for public road purposes since submittal of the tentative map.
 10. The protection of the public interest requires that the subdivider, contractors, builders, lot or parcel owners, and other persons, firms, and corporations concerned with the development of said subdivision conform to the following standards, and all permits required by the City of Lemon Grove will be issued pursuant to such standards:
 - a. All domestic water supplied for this subdivision shall come from Helix Water District.

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- b. All buildings constructed for this subdivision shall be connected to the public sewer system of the Lemon Grove Sanitation District.
 - c. The project shall comply with applicable provisions of Title 15 (Buildings and Construction).
 - d. Sewer and water lines shall not be laid in the same trench in any part of this subdivision.
 - e. Proper drainage shall be maintained throughout this subdivision as to prevent ponding and/or storage of surface water and shall be in compliance with the NPDES permit to the satisfaction of the Water Quality Coordinator and the City Engineer.
11. The final map shall show or provide for the following:
- a. The design and area of all lots and the design of the final map shall be in substantial conformance to that shown on the approved tentative map to the satisfaction of the Development Services Director.
 - b. The final map shall indicate that this project is a planned development for twenty-two (22) dwelling units.
 - c. The final map shall include the signature of the Development Services Director prior to recording.
 - d. The final map shall identify any easements indicated within the Title Report, proposed on the approved Tentative Map, and as required by the Lemon Grove Fire Department or City Engineer.
 - e. The Final Map shall include all easements as shown on Tentative Subdivision Map TM0-000-0062, including but not limited to private sewer, drainage, utility and open space, and public access and emergency access easements. The subdivider shall provide a public access easement for the proposed pedestrian access way through the site from the Palm Street Cul-de-sac to Palm Street.
 - f. A note shall be placed on the final map indicating that domestic water supplied for this project shall come from Helix Water District.
12. Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the City for review and shall be written to the satisfaction of the Development Services Director and the City Engineer. The CC&Rs shall include the conditions herein to the satisfaction of the Fire Marshal, Water Quality Program Coordinator, City Engineer, and Development Services Director and shall be recorded prior to or concurrent with the final map and shall include but not be limited to the following:
- a. The Developer, Current and Future Property Owners shall adhere to the CC&Rs approved for this project.
 - b. The formation of a home owner's association (HOA) with maintenance responsibilities is required.
 - c. A Best Management Practices (BMP's) and a Private Driveway and Drainage Maintenance Agreement to the satisfaction of the City Engineer. The maintenance and the preservation of drainage and BMP facilities shall be included.
 - d. The CC&Rs shall identify and implement the BMP's identified in the SWQMP prepared for this project and state that the Developer, Current and Future

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Property Owners shall comply with the recommendations of the SWQMP prepared for this project to the satisfaction of the Water Quality Program Coordinator and the City Engineer. Funding of the long term maintenance of all facilities required by the SWQMP shall be included in the annual HOA budget.

- e. A long-term operation and maintenance program (OMP) will be a requirement and the responsibility of HOA to maintain. Funding for the program is required to be accounted for in the annual budget of the HOA.
- f. The CC&Rs shall include on-going maintenance of landscaping and irrigation (private and within public right-of-way) of slopes, parkways, open space and park areas as illustrated on approved landscape and irrigation plans (Exhibit A). This Exhibit A shall be included in the CC&Rs. All landscaping shall be well maintained in a healthy growing condition at all times in substantially the same condition as approved in accordance with the approved landscape and irrigation plans. Sprinkler heads shall be adjusted so as to prevent overspray upon the public sidewalk or the street. The proposed sprinkler heads shall be installed behind the sidewalk, and the irrigation mainline upon private property only, as required by the City. The HOA or, its successors or assigns, shall remove and relocate all irrigation items from the public right-of-way at no cost to the City, and within a reasonable time frame upon a written notification by the City Engineer. An Encroachment, Maintenance, and Removal Agreement shall be signed and recorded prior to recordation of the final map or building permitting. The City will provide the template for the agreement.
- g. Immediate removal of graffiti and any other type of offensive debris is required.
- h. All garage doors shall be automatic roll-up type doors and equipped with remote control devices.
- i. All garages shall be available for required off-street parking (18 foot wide by 19 foot deep interior clear space) at all times.
- j. No parking is permitted within the private street, pedestrian pathways, or designated fire lane area at any time. Parking on-site is only permitted within designated parking spaces and within the dwelling units' garages.
- k. Maintain the drainage facilities and any access easements (where they occur) on the property.
- l. All light fixtures shall be designed, shielded and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises.
- m. The property shall comply with all performance standards relating to the generation of noise, glare, dust, and odor.
- n. If any fire hydrant is taken "OUT OF SERVICE," Heartland Fire & Rescue shall be notified immediately and the hydrant marked, bagged, or otherwise identified as "OUT OF SERVICE" as directed by the Fire Marshal.
- o. Designated fire apparatus streets and turn-arounds shall be maintained accessible and usable by emergency vehicles. Usable conditions include but are not limited to the following:
 - i. An all-weather road surface shall be maintained.
 - ii. Road shall support imposed loads of fire apparatus at 75,000 pounds.

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- iii. No parking-fire lane signs shall be repaired or replaced as needed.
- iv. Fire lanes shall remain free at all times of any obstruction including but not limited to: vehicles, storage, debris, etc.
- v. Fire lane or hammerhead turn-around shall maintain an unobstructed width of 20 feet and a minimum 13' 6" vertical clearance.
- p. Trees shall not grow within five feet of any proposed chimneys.
- q. Safety features including fire sprinklers, ignition resistant construction, smoke and carbon monoxide detectors and fire resistive landscaping shall be maintained in accordance with California Fire Code, California Building Code, California Vehicle Code (fire lanes), City Municipal Code and any other applicable codes.
- r. All trash and recycling receptacles are required to be within the individual residences of the proposed planned development at all times, except that one recycling container and one refuse container per dwelling unit is permitted directly outside of the individual dwelling unit's garage within ten hours of the trash pick-up times specified by EDCO waste and recycling company.
- s. Rooftop mechanical equipment, including but not limited to heating, air conditioning and ventilating equipment, shall be screened so that it may not be seen from the level of adjacent streets and sidewalks.
- t. The use of barbed wire or razor ribbon on any fences, gates, or walls is prohibited.
- u. Ongoing maintenance of the onsite private sewer is required.
- v. The CC&Rs shall clearly establish the responsibilities of the individual home owners and the HOA with regard to the continuing maintenance and preservation of the project.
- w. The CC&Rs shall specifically limit the number of dwelling units to twenty-two (22) on the site.
- x. The CC&Rs shall give the City the right but not the duty to enter the premises to do maintenance and levy assessments if the home owners fail or refuse to maintain said facilities, and shall forbid amendments to the CC&Rs without express written consent of the City.
- y. Common open space areas shall be well maintained at all times (e.g., bike racks, barbeques, tables, landscape, signage, and public art features).
- z. Street trees along the roadway shall not obstruct the ability of fire apparatus access and fire department aerial operations. Tree height and type should be considered in the ultimate landscape design.
- G. The terms and conditions of the Tentative Subdivision Map shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to Planned Development Permit PDP-150-0003 and the heirs, executors, administrators, successors, and assigns of each of them, including municipal corporations, public agencies, and districts.
- H. This Tentative Subdivision Map approval expires on April 19, 2018 or such longer period as may be extended by State Law or through time extensions approved by the Development Services Director or City Council. A Final Map must be recorded within

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two (2) years (excluding extensions granted by State Law) from the date of approval unless time extension is granted.

- I. The subdivider shall indemnify, protect, defend, and hold harmless, the City and any agency thereof, and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees, or agents to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project. City shall promptly notify the applicant/subdivider of any claim, action, or proceeding brought within this time period, and City shall further cooperate fully.]

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RESOLUTION NO. []

RESOLUTION OF THE LEMON GROVE [CITY COUNCIL APPROVING PLANNED DEVELOPMENT PERMIT PDP-150-0003 AUTHORIZING THE DEVELOPMENT OF A TWENTY-TWO UNIT PLANNED DEVELOPMENT ON A 2.064 ACRE UNDEVELOPED SITE AT THE SOUTHWEST CORNER OF PALM STREET AND CAMINO DE LAS PALMAS, LEMON GROVE, CALIFORNIA.]

WHEREAS, [the applicant, Chris Dahrting, Vista Azul, LLC, filed a complete application for a Planned Development Permit (PDP-150-0003) and a Tentative Subdivision Map (TM0062) on February 10, 2016 to authorize the subdivision of 2.064 acres of land into 25 parcels, including 22 residential lots, a lot for a private street, a lot for common parking, and a lot for common open space, and construction of 22 dwelling units, as part of a request for approval of a General Plan Amendment (GPA-150-0003) and a Zoning Amendment (ZA1-500-0004) to amend the General Plan Land Use Designation from Transportation to Medium Density Residential and to amend the Zoning District from Residential Low and Residential Low/Medium to Residential Medium; and

WHEREAS, a Mitigated Negative Declaration (MND) of Environmental Impact will be filed subsequent to the adoption and final approval of the proposed project by the City Council. The Initial Environmental Study prepared for this project found that the project would have no significant effect on the environment because identified potentially significant impacts associated with Cultural Resources, Hydrology & Water Quality, and Noise will be mitigated to below a level of significance. A notice of intent to adopt a mitigated negative declaration was filed with the County Clerk prior to the City Council public hearing; and

WHEREAS, a public hearing was duly noticed and held by the Lemon Grove City Council on April 19, 2016; and

WHEREAS, the City Council has determined that the following Planned Development Permit findings of fact, as required by Section 17.28.030(C), can be made as follows:

1. That the development is not detrimental to the public interest, health, safety, or general welfare.
 - a. The City Council finds that the design of the proposed project complies, or will be made to comply with all of the applicable requirements of the City Zoning Ordinance relating to public safety and no such detriment should occur.
2. That the development complies with applicable provision of the Zoning Ordinance (Title 17) and/or deviations that comply with applicable provisions in subsection D of the Planned Development Permit regulations (Section 17.28.030).
 - a. The City Council finds that the proposed project complies with, or conditions have been included for this project to require it comply with the Zoning Ordinance requirements relating to off-street parking, screening, and landscaping and waivers or modifications to the minimum lot area, width, and depth, setbacks, usable open space, and landscape requirements are offset by the provision of enhanced pedestrian and bicycle improvements and recreational/outdoor amenities.
3. That the development is consistent with general plan policies and standards and other applicable plans or policies adopted by the City Council.

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- a. The City Council finds that the Planned Development is consistent with the General Plan policies and standards because the project includes a General Plan Amendment to Residential Medium which allows the residential development at the form and scale proposed; and
4. That the development density or intensity does not exceed general plan limitations.
 - a. The City Council finds that the Planned Development is consistent with the Lemon Grove General Plan because it proposes 22 dwelling units at a density of 12.5 dwelling units per acre on a 1.757 net acre parcel of land in the Medium Density Residential land use designation of the Lemon Grove General Plan which allows a residential development with a maximum of 14 dwelling units per net acre; and
5. That the existing infrastructure such as utilities, transportation systems, and communications networks adequately serve the development or will be upgraded to efficiently accommodate the additional burdens imposed.
 - a. The City council finds that appropriate public services (e.g., sewer, water, gas, and electricity) exist to the subject property and that improvements proposed for the project allow for safe circulation of pedestrian, bicyclists, and motor vehicles and improve the general welfare of the community; and

WHEREAS, the City Council has determined that the following deviations as permitted by the Planned Development Permit regulations (Section 17.28.030D) are adequately offset by equivalent benefits associated with enhanced pedestrian, landscape, bicycle, and public art improvements and recreational/outdoor amenities:

1. A deviation of Section 16.16.291A (Residential Lot Design Standards) to allow the reduction of the minimum building envelope (minimum 28' wide by 50' deep is required, 25'-11" wide by 35'-6" is provided); and
2. A deviation of Section 17.16.030D3 (Minimum Yards) to allow reduced setbacks (minimum 25' front, 3' side, and 20' rear is required, minimum 3' front, 0' side, 5' rear is provided); and
3. A deviation of Section 17.16.030D1 (Minimum Site Area) to allow reduced lot size (minimum 6,000 sq. ft. required, minimum 1,367 sq. ft. provided); and
4. A deviation of 17.16.030D2 (Minimum Site Width and Depth) to allow reduced lot dimensions (minimum 60' wide by 90' deep required, minimum 25' wide by 45' deep provided); and
5. Deviations of Section 16.12.220 related to all units fronting on a dedicated public street, where instead a private street is provided with pedestrian paths on both sides as follows:
 - a. Minimum 56' wide public street right-of-way required; 29.5' private street lot width provided; and
 - b. Minimum 5' landscaped parkways required; no landscaped parkways provided; and
 - c. Parking on both sides of street required; no parking on private street provided except one parallel space; and
6. A deviation of Section 17.16.030D5 (Minimum Usable Open Space) to allow reduced open space (12,000 common usable open space required, 2,268 sq. ft. provided); and
7. A deviation of Section 17.16.030D4a (Maximum Building Height) to allow increase in building height (maximum 25' allowed, maximum 33'-8" provided); and

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8. A deviation of Section 16.12.230E to allow reduced street entrance separation (200' required, 190' provided); and
9. A deviation of Section 16.12.220I to exceed the maximum depth to width lot ratio (3:1 maximum required, 5.2:1 provided); and
10. A deviation of Section 17.24.010F to allow a reduced parking aisle (24' required, 22.5' provided); and

WHEREAS, the City Council has considered Tentative Subdivision Map TM-000-0062, associated with Planned Development Permit (PDP150-0003); and]

NOW, THEREFORE, BE IT RESOLVED that the [City Council] of the City of Lemon Grove, California hereby:

SECTION 1. Finds and determines that the facts set forth in the recitals of this Resolution are declared to be true; and

SECTION 2. Approves the following deviations of Development Standards in accordance with Section 17.28.030D (Deviations):

1. A deviation of Section 16.16.291A (Residential Lot Design Standards) to allow the reduction of the minimum building envelope (minimum 28' wide by 50' deep is required, 25'-11" wide by 35'-6" is provided); and
2. A deviation of Section 17.16.030D3 (Minimum Site Width and Depth) to allow reduced setbacks (minimum 25' front, 3' side, and 20' rear is required, minimum 3' front, 0' side, 5' rear is provided); and
3. A deviation of Section 17.16.030D1 (Minimum Site Area) to allow reduced lot size (minimum 6,000 sq. ft. required, minimum 1,367 sq. ft. provided); and
4. A deviation of 17.16.030D2 (Minimum Site Width and Depth) to allow reduced lot dimensions (minimum 60' wide by 90' deep required, minimum 25' wide by 45' deep provided); and
5. Deviations of Section 16.220 related to all units fronting on a dedicated public street, where instead a private street is provided with pedestrian paths on both sides as follows:
 - a. Minimum 56' wide public street right-of-way required; 29.5' private street lot width provided; and
 - b. Minimum 5' landscaped parkways required; no landscaped parkways provided; and
 - c. Parking on both sides of street required; no parking on private street provided except on parallel space; and
6. A deviation of Section 17.16.030D5 (Minimum Usable Open Space) to allow reduced open space (12,000 common usable open space required, 2,268 sq. ft. provided); and
7. A deviation of Section 17.16030D4a (Maximum Building Height) to allow increase in building height (maximum 25' allowed, maximum 33'-8" provided); and
8. A deviation of Section 16.12.230E to allow reduced street entrance separation (200' required, 190' provided); and
9. A deviation of Section 16.12.220I to exceed the maximum depth to width lot ratio (3:1 maximum required, 5.2:1 provided); and
10. A deviation of Section 17.24.010F to allow a reduced parking aisle (24' required, 22.5' provided); and

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SECTION 3. Conditionally approves Planned Development Permit PDP-150-0003 in conjunction with Tentative Map TM-000-0062 and the grading, site, landscape, and architectural plans dated received February 10, 2016 (incorporated herein by reference as Exhibit A), except as noted herein. This approval authorizes the development of a 2.064 acre parcel into 22 dwelling units with associated common area improvements and a private street on an undeveloped site at the southwest corner of Palm Street and Camino De Las Palmas, Lemon Grove, California (APN No. 503-252-42-00). Except as amended, the approval of this project shall be subject to the following conditions:

A. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE CONSTRUCTION AUTHORIZED BY PLANNED DEVELOPMENT PERMIT PDP-150-0003:

1. All physical elements shown on the approved plans shall be located substantially where they are shown and shall be constructed in accordance with the Municipal Code. The Development Services Director has the authority to allow modifications to the approved plans when the modifications are found to be in substantial conformance (minor deviations in colors, roof and siding material acceptable) and in compliance with the Municipal Code and General Plan.
2. Pay parkland fees, school fees, Helix Water District Capacity fees, Regional Transportation Congestion Improvement Program (RTCIP) fees, sewer connection fees, and other applicable development fees.
3. Record the Final Map for TM-000-0062 unless otherwise determined by the Development Services Director.
4. A two-car garage is required for each single-family residence with appropriate access.
5. An 18 foot wide by 19 foot clear space is required within all required two-car garages.
6. All garage doors shall be equipped with an automatic roll-up garage door and remote control.
7. Show the location, height, and materials of all fencing.
8. Submit a landscape documentation package for landscape on-site and within the public right-of-way. The documentation package shall include a detailed landscape and irrigation plan for the entire project. Provide reference sheets for the grading and landscape erosion control plans. The plan shall indicate all surface improvements including but not limited to the design and locations of all walls, fences, driveways, walkways, botanical and common names of all plant materials, number, size and location of all plantings; all irrigation lines including valves and back-flow devices; and soil amendments. Said landscape plan shall comply with the requirements of Section 17.24.050(B) and Chapter 18.44 of the Municipal Code. The landscape plan shall be in substantial conformance to the approved landscape concept plan.
9. The building plans for the proposed residential units shall include a color and materials board to the satisfaction of the Development Services Director.
10. All light fixtures shall be designed, shielded and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises.
11. Vehicular sight distance of all driveway entrances shall be to the satisfaction of the City Engineer.
12. Each dwelling unit in the development shall be protected with an approved automatic fire suppression sprinkler system to the satisfaction of the Fire Marshal.

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13. The private driveway is to be designated as a Fire Lane. Fire lanes (20-foot clear with no parking) and fire lane markings shall be provided to the satisfaction of the Lemon Grove Fire Department along the private vehicular driveway within the project. The fire lane will be designated per City Fire Department standards and shall be marked and posted "No Parking-Fire Lane" and the curb shall be painted red to the satisfaction of the City of Lemon Grove Fire District. A final inspection by the Fire Department shall be required to confirm compliance with this requirement prior to the construction with combustible materials and final occupancy.
 14. All access roadways and driveways shall maintain a minimum vertical clearance of 13'-6" to the satisfaction of the Fire Marshal.
 15. Install only high efficiency appliances, use only high-efficiency watering technologies, and landscape using low-water-use plants as follows:
 - a. Install the following indoor fixtures:
 - i. High-efficiency toilets (1.28 gallons or less per flush);
 - ii. High-efficiency dishwashers (Energy Star, WaterSense or equivalent);
 - iii. High-efficiency clothes washers (3.7 water factor or lower); and
 - iv. Low-flow shower heads (2.0 gallons per minute or less).
 - b. Install dedicated meters for common area outdoor water use. Enroll all new irrigation meters (except those at single-family residences) in the Helix Water Budget Program and provide documentation of irrigated landscape area at the time of meter purchase.
 - c. Install automatic irrigation controllers with a rain sensor that utilize either evapotranspiration (weather-based) or soil moisture data and install high-efficiency, matched-precipitation rate sprinkler nozzles at all residential landscapes and common areas.
 16. The project shall comply with all applicable provisions of the California Fire Code and the California Building Code.
- B. PRIOR TO FINAL APPROVAL OF A BUILDING PERMIT FOR THE CONSTRUCTION AUTHORIZED BY PLANNED DEVELOPMENT PERMIT PDP-150-0003:
1. All physical elements of the project shown on the approved building, landscape, and related plans shall be located substantially where they are shown and shall be constructed in accordance with appropriate Lemon Grove City Codes to the satisfaction of the Development Services Director.
 2. The color palette shall be consistent with the conceptual drawing on the approved plans dated February 10, 2016 and the color and materials board to the satisfaction of the Development Services Director.
 3. Schedule a Helix Water District inspection for compliance with water efficiency requirements.
 4. E-file FAA Form 7460-2 to the Federal Aviation Administration, Notice of Actual Construction or Alteration within five days after the construction reaches its greatest height.
- C. UPON ESTABLISHMENT OF USE IN RELIANCE WITH TENTATIVE MAP REVISION:
1. Comply with all of the Conditions of this resolution and the requirements of Tentative

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Map TM-000-0062, as applicable.

2. All physical elements of the project shown on the approved grading, improvement, building, landscape, and related plans shall be maintained and located substantially where they are in accordance with appropriate City Codes.
 3. The City approved CC&Rs shall be abided by at all times.
 4. All landscaping shall be well maintained and adequately watered at all times. The landscaping located on the subject property shall be maintained in a healthy and growing condition at all times. All on-site & off-site landscaped areas shall be planted and irrigated by a permanent irrigation system.
 5. The proposed facility shall fully comply with the requirements of the California Fire Code to the satisfaction of the Fire Chief.
 6. All screening fences/walls and retaining and sound walls on the subject property shall be maintained in good condition at all times.
 7. All light fixtures shall be designed, shielded and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises.
 8. All graffiti shall be removed or painted over with a paint that closely matches the color of the exterior of the building within 48 hours of the discovery of the graffiti.
 9. Provide water-use efficiency data upon request to the Helix Water District for six years following installation/development.
 10. Any deviations proposed from the approved plans relating to the construction of facilities and maintenance of improvements shall substantially conform to the approved plans dated February 10, 2016 to the satisfaction of the Development Services Department.
- D. This approval of this Planned Development Permit will expire two (2) years from the date of approval or such longer period as may be extended by State Law (the Planned Development Permit will be extended automatically with any extensions required of Tentative Map TM-000-0062 in accordance with State Law).
- E. The terms and conditions of the Planned Development Permit shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Planned Development Permit and the heirs, executors, administrators, successors, and assigns of each of them, including municipal corporations, public agencies, and districts.]

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**ENVIRONMENTAL CHECKLIST FORM
CITY OF LEMON GROVE
DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. ND16-02**

1. **Project Title:** PDP-150-0003, TM0-000-0062, GPA-150-0003, ZA1-500-004
2. **Lead Agency Name and Address:** City of Lemon Grove
3232 Main Street
Lemon Grove, CA 91945
3. **Contact Person and Phone Number:** David De Vries, Development Services
Director
(619) 825-3812
4. **Project Location:** Southwest corner of Camino De Las Palmas and Palm Street
Lemon Grove, CA 91945
Assessor's Parcel Number: 503-252-42-00
5. **Project Sponsor's Name and Address:** Christopher Dahrling, Vista Azul LLC, 8109
Santaluz Village Green South, San Diego, CA 92127
6. **General Plan Designation:** The subject property is located in the Transportation Land
Use Designation in the Community Development Element of the General Plan. It is also
located within the Special Treatment Area (STA) VII, Palm Street/SR-125 Planning Area.
7. **Zoning:** The subject property is located in the Residential Low (RL) and Residential
Low/Medium (RL/M) zones. It is also located within the Special Treatment Area (STA)
VII, Palm Street/SR-125 Planning Area.
8. **Description of the Project:** The project site is former Caltrans right-of-way from
the State Route (SR) 125. The proposed project is a request to amend the General Plan
Land Use Designation from Transportation to Medium Density Residential; to amend the
Zoning District from Residential Low (RL) and Residential Low-Medium (RLM) to
Residential Medium (RM); a Tentative Subdivision Map to authorize a 25-lot subdivision
on an 89,908 square foot (2.064 gross acre) parcel, including 22 residential lots, one
private street lot (0.310 acres), and two common area lots; and a Planned Development
Permit. Total net area excluding the private street is 1.754 acres. The maximum density
for the Medium Residential land use designation is 14 dwelling units per acre, or a
maximum of 24 dwelling units for this 1.754 net acre site. The project proposes a total of
22 dwelling units, including six single-family units and eight twin-homes, and common
open space with a play structure and benches. The proposed private street would take
access from the cul-de-sac portion of Palm Street at two locations. Required guest
parking will be provided by on-street parallel parking and a common parking area.
Private street improvements include sidewalks on both sides of the street, rolled curb
and gutter, and decorative street lights. A detention basin is proposed at the southeast
corner of the site. A total of 13,620 cubic yard of grading is proposed, including 3,850
cubic yards of fill and 9,770 cubic yards of export. Proposed landscaping includes street
trees on Palm Street and Camino De Las Palmas; landscaping on the project's

perimeter slope areas, and internal landscaping on all private Home Owners Association areas. A public art feature with enhanced landscaping is proposed on the corner of Palm Street and Camino De Las Palmas.

9. **Surrounding Land Uses and Setting:** The project site is in a developed urban residential area. It is a roughly triangular shaped undeveloped lot located on the southwest corner of the intersection of Palm Street and Camino De Las Palmas, west of State Route 125 (SR-125). Properties to the south and north are developed with single-family residences; property to the east is vacant Caltrans right-of-way; and property southwest of the site is a school (Liberty Charter High School).
10. **Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement):** None known.

Attachment F

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors highlighted below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Hazards & Hazardous Materials		Public Services
	Agricultural Resources		Hydrology/Water Quality		Recreation
	Air Quality		Land Use/Planning		Transportation/Traffic
	Biological Resources		Mineral Resources		Utilities/Service Systems
X	Cultural Resources	X	Noise		Mandatory Findings of Significance
X	Geology/Soils		Population/Housing		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

_____ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

XX I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

_____ I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.

_____ I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but a least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addresses.

_____ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in and earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

David De Vries, Development Services Director, City of Lemon Grove
Printed Name

March 23, 2016
Date

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on the project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particularly physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact”. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis used. Identify and state where they are available for review.
 - b. Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effect were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated” describe the mitigation measures which were incorporated or refined from the earlier document and extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances, etc.). Reference to a previously prepared or outside document should where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: a source list should be attached and other sources used or individuals contacted should be cited in the discussion.

Attachment F

8. This is only a suggested form and lead agencies are free to use different formats: however, lead agencies should normally address the questions from this checklist that relevant to the project's environmental effects in whatever format is selected.
9. The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES AND SUPPORTING INFORMATION

1. **AESTHETICS.** Would the Project:
 - a) Have a substantial adverse effect on a scenic vista?
 - b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic?
 - c) Substantially degrade the existing visual character or quality of the site and its surroundings?
 - d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact
☐ No Impact

Discussion:

The site is located in a developed urbanized area. The subject property is not located in or near a scenic vista or scenic highway. It is undeveloped and previously graded, with a few shrubs on a portion of the south property line that will be removed. Landscaping is proposed on the project's perimeter slope areas, and internal landscaping will be provided on all private Home Owners Association areas. A public art feature with enhanced landscaping is proposed on the corner of Palm Street and Camino De Las Palmas. The project will be required to comply with the City's landscape requirements. The two existing overhead utility distribution lines are required to be placed undergrounded prior to approval of the final map. The project proposes construction of 22 two- and three-stories residences, which, since the site is currently vacant, will change the look of the property. Night time lighting of new residences may occur as a result of this project. Glare onto adjacent public-rights-of-ways is required to be reduced to a level of no impacts. Aesthetic impacts are expected to be less than significant.

Source: 1, 2, 3, 10

2. **AGRICULTURE RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:
 - a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
 - b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
 - c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code

section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact
☒ No Impact

Discussion:

The project is located within a developed urban residential area. The property is not located in an area used for agricultural purposes and no such impacts will occur.

Source: 1, 2

3. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) Results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under any applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact
☐ No Impact

Discussion:

The project may result in a slight increase in traffic and no significant impact on air resources is likely to occur. While the proposed project may result in a slight increase in vehicular traffic and a slight increase in air quality impacts to the region, the Master Environmental Impact Report (MEIR) for the City of Lemon Grove's General Plan anticipates air quality impacts associated with the build out of Lemon Grove but not to a level of significance. The cumulative air quality impacts will remain significant and unmitigated. However, this project is not considered to result in a cumulatively considerable net increase of any criteria pollutant. Standard conditions of project approval will require the control of dust during site grading and construction.

Source: 1, 2, 10

4. BIOLOGICAL RESOURCES. Would the project:

- a) Have a substantial adverse effect either directly or through habitat modifications on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of fish and Game or U.S. Fish and Wildlife service?

Attachment F

- b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plan, policies, regulations or by the California Department of Fish and Game or U.S. Wildlife service?
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to march vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any resident, migratory wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan and other approved local, regional, or state habitat conservation plan?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact
☒ No Impact

Discussion:

The subject is located in a developed urban area with surrounding single-family residential and school land uses. This site is a former Caltrans right-of-way and the entire site was previously graded as part of construction of SR-125. The MEIR for the City of Lemon Grove's General Plan confirms there are no known sensitive biological resources, riparian habitat, or wetlands on the subject property. No impact is expected.

Source: 1, 2

5. CULTURAL RESOURCES. Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d) Disturb any human remains, including those interred outside of formal cemeteries?

☐ Potentially significant Impact
☒ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact
☐ No Impact

Discussion:

The subject property is currently vacant. There are no known cultural resources located on the property. There are no known human remains or those interred outside of formal cemeteries on the subject property or in the surrounding area. Two prehistoric sites were recorded by Caltrans within STA VII during the evaluation of the "Area of Potential Effect" for the proposed SR-125. Neither site was determined to be eligible for inclusion on the National Register of Historic Places. The presence of prehistoric resources within a portion of this STA indicates there may be the potential for additional resources. In addition, the site is underlain by Tertiary (Eocene)-age sedimentary bedrock, belonging to the Mission Valley formation, which has a medium to

high potential to contain paleontologic resources. This formation typically contains a rich middle Eocene molluscan fauna. The geotechnical investigation prepared for this project determined that grading and trenching of the project site is expected to impact the Mission Valley formation. In order to mitigate any impacts that grading may cause to paleontologic and archaeological resources the following conditions will be included in the project approval requiring: 1) The project proponent shall conduct a cultural resources records search and a Sacred Lands File search of the project area to determine if there is likelihood for on-site Native American cultural resources. A copy of a letter regarding the records search shall be provided to the Development Services Department prior to issuance of grading or improvement permits. The report shall provide recommendations for further analysis and those recommendations shall be implemented as a part of the mitigation measures. 2) A qualified paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall be present at the pre-grading meeting to consult with the grading and excavation contractors. A qualified paleontologist is defined as an individual with a Bachelor's or higher degree in paleontology or geology experienced in pale ontological techniques and procedures. 3) A qualified paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall be present at all times during the original cutting of previously undisturbed sediments of the Mission Valley Formation. These monitors shall inspect an excavation which exposes sediments of the Mission Valley Formation. Said monitors shall salvage remains as they are uncovered. 4) The paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall be allowed to temporarily direct, divert or halt grading to allow recovery of fossil and artifact remains. 5) The paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall document the stratigraphic and geologic context of salvaged fossil and artifact remains. 6) The paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall clean, repair and sort salvaged fossils and artifacts for eventual donation. 7) Prior to final inspection a report shall be prepared summarizing the results of the mitigation program and submitted to the City of Lemon Grove Development Services Director. This report will include a discussion of methods employed, fossils and artifacts recovered, geologic context of fossil and artifact remains and the significance of the mitigation program. 8) Donate all curated fossil and artifact specimens to an institution with a proven history of professional, long term care and storage of paleontological and archaeological collections, such as the San Diego Natural History Museum. With implementation of the mitigation measures specified above, potential impacts to cultural resources would be less than significant.

Source: 1, 2, 5, 10

6. GEOLOGY AND SOILS. Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on the other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (ii) Strong seismic ground shaking? (iii) Seismic-related ground failure, including liquefaction? (iv) Landslides?
- b) Result in substantial soil erosion or the loss of topsoil?
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d) Locate on the expansive soil, as defined in Table 18-I-b of the Uniform Building Code (1997), creating substantial risks to life or property?

Attachment F

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

☐ Potentially significant Impact
☒ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact
☐ No Impact

Discussion:

New structures on the subject property will be required to comply with the current seismic requirements of the California Building Code. Like most urban areas in Southern California, Lemon Grove is subject to earthquakes. The project site is not located in an Earthquake Fault Zone according to the Alquist-Priolo Earthquake Fault Zoning Act and no active faults or ground ruptures have been mapped underlying the site or within the City of Lemon Grove. Active regional faults may cause ground shaking in Lemon Grove.

There are no known unstable soils in the area of the subject property. According to the Geotechnical Evaluation, the site appears to be underlain with Eocene-age sedimentary bedrock, consisting of interbedded sandstone and claystone belonging to the Mission Valley Formation. Thin, surficial deposits of colluvium and undocumented fill overlie bedrock locally, within the southern and southwestern portions of the site. Due to the relatively compressible nature of undocumented fill, colluvium, and weathered bedrock, these materials are considered unsuitable for the support of the settlement-sensitive improvements (i.e., residential foundations, concrete slab-on-grade floors, site walls, exterior hardscape, etc.) and/or engineered fill in their existing state. As such, the Geotechnical Evaluation recommends that these materials be removed (removal depths are estimated at two to seven feet, with variation), moisture conditioned, and recompacted prior to foundation and improvements.

According to the Geotechnical Evaluation, site soils are considered erosive. Thus, properly designed site drainage is necessary in reducing erosion damage to the planned improvements. Typical erosion control measures will be required during site grading.

The subject project will be required to be connected to the Lemon Grove municipal sewer system.

Incorporation of the recommendations presented in the Geotechnical Evaluation into the design and construction considerations of the project would reduce the mitigation to below a level of significance.

Source: 1, 2, 5, 10

7. GREENHOUSE GAS EMISSIONS. Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

☐ Potentially Significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact
☐ No Impact

Discussion:

The City of Lemon Grove is located within the San Diego County Air Basin. The six greenhouse gases are carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. The project will not generate significant GHG emissions. During grading and project construction, a temporary increase in operational emissions may occur. Operational emissions include mobile source emissions and building emissions. The San Diego Air Pollution Control District Rule 55 requires compliance with standard fugitive dust control best management practices which will be required as a part of normal practices. The impact is expected to be less than significant.

Source: 1, 2, 3, 10

- 8. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:
- a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?
 - b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?
 - c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
 - d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and , as a result would it create a significant hazard to the public or the environment?
 - e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the area?
 - f) For a project within the vicinity of a private airstrip would the project result in a safety hazard for people resident or working in the project area?
 - g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?
 - h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas, or where residences are intermixed with wildlands?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact
☒ No Impact

Discussion:

The site is to be developed as a residential project and will not create a hazardous environment through the use or transport of hazardous materials. There are no known hazardous material sites within the City.

The site is not located within an airport land use plan or within two miles of a public airport or public use airport and no such detriment should occur.

The proposed project will not impair implementation of or physically interfere with any emergency response plan or evacuation plan because the project design and access has been reviewed and approved by the Fire Department.

Attachment F

The project is located within an urbanized area and there are no wildlands located within the vicinity of the subject property.

Source: 1, 2, 10

9. HYDROLOGY AND WATER QUALITY. Would the project:

- a) Violate any water quality standards or waste discharge requirements?
- b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the groundwater table level ((e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- c) Substantially alter existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would resulting a substantial erosion or siltation on- or off-site?
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate of surface runoff in a manner which would resulting flooding on- or off-site.
- e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- f) Otherwise substantially degrade water quality?
- g) Place housing within a 100-year floodplain on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- i) Expose people or structures to significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j) Inundation by seiche, tsunami, or mudflow?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact
☐ No Impact

Discussion:

The project does not substantially degrade groundwater supplies or interfere substantially with groundwater recharge. Low impact design, including permeable pavers in driveways and a detention basin will be used to minimize new stormwater created from this project by proposed impervious roof surfaces. According to the Hydrology Report prepared for this project, under conditions proposed by the project, the increase in flow is not anticipated to have significant impacts on the downstream storm drain facilities. The design of the project has been reviewed by the City of Lemon Grove Engineering Department in order to assess the need for drainage improvements, which have been included into the design of the project. The subject property is not located within a flood zone and is not subject to flooding.

The Major Stormwater Management Plan (Major SWMP) concluded that the project does not pose an “exceptional threat to water quality” and is not required to use Advanced Treatment BMPs. The Hydromodification Plan prepared for this project determined that the post-construction hydrologic characteristics of the project simulate the pre-development hydrologic characteristics at the point of compliance, and the project is not required to manage

Hydromodification impacts. The Major SWMP determined that it is a “priority development project” and requires a standard urban storm water mitigation plan (SUSMP). Standard best management practices will be adhered to.

Drainage patterns will be altered as a result of the project, but not to a level of significance, and the project to be designed and constructed consistent with the conceptual grading plan and drainage study.

Source: 1, 2, 4, 5, 6, 7, 8, 10

10. LAND USE PLANNING. Would the project:

- a) Physically divide an established community?
- b) Conflict with an applicable land use plan, policy or regulation of agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating environmental effect?
- c) Conflict with any applicable habitat conservation plan or natural communities’ conservation plan?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact
☐ No Impact

Discussion:

The project is proposed to be constructed on an existing parcel and will not divide the community. The surrounding land uses include single-family residential across Palm Street to the north and across Palm Street (cul-de-sac) to the south of the site, vacant property and SR-125 to the east, and a high school to the southwest of the site, with driveway access off the Palm Street cul-de-sac. The existing General Plan designation for this property is Transportation, which provides for rights-of-way for transportation facilities. This site was formerly Caltrans right-of-way which was sold after completion of SR-125. The proposed project includes a General Plan Amendment to redesignate the site from Transportation to Medium Density Residential. The General Plan acknowledged that a future general plan amendment would be required after Caltrans sold excess right-of-way subsequent to construction of SR-125, and anticipated the same designation as the designation of adjacent properties. The project proposes a residential land use designation of Residential Medium (up to 14 du/ac). The residential properties directly across Palm Street to the south of the project are designated Residential Low-Medium (up to 7 du/ac). The properties across Palm Street have a Transportation land use designation and Residential Low designation (up to 4 du/ac). The project is adjacent to a school, within a quarter mile of a bus stop and is adjacent to a high trafficked collector street; factors which are more conducive to higher density residential development. The project is designed to provide detached single-family residences along Palm Street cul-de-sac across from the existing single-family residences to the south, and three additional detached single-family residences at the northwest end of the project site across from the single-family residences on the north side of Palm Street. The remaining 16 dwelling units are composed of eight twin-homes, which are located along the remainder of Palm Street, along Camino De Las Palmas, and in the center of the site. Impact is expected to be less than significant.

Source: 1, 2, 10

11. MINERAL RESOURCES. Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact
☒ No Impact

Discussion:

There are no known mineral resources of value located within the City of Lemon Grove. No impact to mineral resources is expected.

Source: 1, 2, 5

12. NOISE. Would the project:

- a) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Expose persons to or generate excessive ground borne vibration or ground borne noise levels?
- c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) Result in a substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e) For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public use airport, would the project expose people residing or working in the area to excessive noise levels?
- f) For a project within vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?

☐ Potentially significant Impact
☒ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact
☐ No Impact

Discussion:

The proposed project which is single-family residential in nature will not introduce significant noise sources in the vicinity that are inconsistent with the existing residential development of the area. State Route 125 and Palm Street are the primary noise sources within close proximity of the project. Figure N-2 (2015 Noise Contours) in the General Plan indicates that the subject property is located within an area of 70 dB CNEL or less noise levels. The MEIR for the General Plan states that projects with existing noise levels below 60 dB CNEL are normally acceptable or satisfactory for the area and no conditions are required, but that noise studies are required for projects exceeding 60 dB CNEL. A noise study was conducted for this project. It shows that predicted exterior noise levels at the proposed building façades and outdoor of the units adjacent to Palm Street and Camino De Las Palmas would be between 64 and 68 dB CNEL. Proposed lots 1 through 7, which are adjacent to Camino De Las Palmas and directly parallel to Sr-125, Lot B, which is the open/recreation space, and Lots 8 and 9, which are on Palm Street just west of the intersection of Palm Street and Camino De Las Palmas, all exceed the maximum 65 dB CNEL. As a mitigation measure, a six-foot sound wall will be constructed

adjacent to these lots. The noise study showed that a “windows open” condition will not provide adequate interior noise mitigations at all units. Therefore, a “closed window” condition is required for all units above 60 dBA CNEL to reduce interior noise levels to comply with CCR Title 24 and the City of Lemon Grove requirements. The “windows closed” condition requires that mechanical ventilation be installed to move air within the structure. As a mitigation measure, the noise study determined that a Sound Transmission Class (STC) rating of 31 will be needed for the glass assemblies (windows, fixed windows, and glass doors) of the perimeter units having direct line of sight to SR 125 to reduce the interior noise levels below 45 dBA CNEL. The remainder of the proposed units will have noise levels that are 5 dBA CNEL lower and STC ratings of 28 for those glass assemblies would reduce the noise levels below the 45 dBA CNEL threshold. Conformance with the City’s Noise Abatement and Control ordinance (Chapter 9.24 of the Lemon Grove Municipal Code) is required for operation of any single or combination of powered construction equipment at any construction site. With implementation of the mitigation measures specified above, potential noise impacts would be less than significant.

The subject property is not located within the vicinity of a private airstrip or public airport.

Source: 1, 2, 9, 10

13. POPULATION AND HOUSING. Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing units elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact
☐ No Impact

Discussion:

The project is considered in a minor increase in potential population that will not induce substantial population growth. The site is undeveloped and the project does not displace existing housing units or numbers of people. The population and housing impact would be less than significant.

Source: 1, 2, 8

14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, and the construction which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) Fire protection?
- b) Police protection?
- c) Schools?
- d) Parks?
- e) Other public facilities?

☐ Potentially significant Impact

Attachment F

☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact
☐ No Impact

Discussion:

The proposed project will not result in a significant increase in the demand for public services and facilities. The Fire Department, San Diego Gas & Electric, EDCO disposal service, Helix Water District, the Lemon Grove Sanitation District, School Districts, and the Sheriff's Department have reviewed the proposed project and determined that existing services are adequate to serve the increase in households proposed by the project.

Source: 1, 2, 10

15. RECREATION. Would the project:

- a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact
☐ No Impact

Discussion:

The proposed project will not likely cause a significant increase in the demand on recreational services in the community. Standard conditions of approval require the developer to pay a Parkland dedication in lieu fee for each proposed dwelling unit. In addition, the project proposes an on-site common open space with play equipment and seating areas.

Source: 1, 2, 10

16. TRANSPORTATION/TRAFFIC. Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?
- d) Substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersection) or incompatible uses (e.g. farm equipment)?
- e) Result in inadequate emergency access?
- f) Conflict with adopted policies plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact

☐ No Impact

Discussion:

The Trip Generation Analysis that was prepared for this project estimates it would generate approximately 220 average daily trips (ADT) per day. Based on the San Diego Traffic Engineers' Council (SANTEC) and the Institute of Transportation Engineers (ITE) document *SANTEC/ITE Guidelines for Traffic Impact Studies in the San Diego Region*, a Traffic Impact Study is not required because the project's trip generation is calculated to be less than 1,000 ADT and less than 100 peak hour trips. Additionally, the Trip Generation Analysis determined that the ADT and number of peak hour trips generated by the proposed project does not trigger Caltrans' threshold for a requirement to analyze State highway facilities.

Approximately 90 percent of the trips generated by the proposed project are expected to be distributed onto Palm Street/Troy Street, with approximately 50 percent heading west on Palm Street into Lemon Grove and 40 percent heading east on Troy Street toward Spring Valley (County of San Diego). Palm Street/Troy Street is designated as a Class II Collector in the Mobility Element of the General Plan and is forecasted to carry 9,000-10,000 trips per day. The addition of approximately 220 vehicle trips is found to not have an impact on adjacent roadway segments and intersections.

Project access is proposed from two private driveways on the southerly cul-de-sac segment of Palm Street. The Fire Department and Engineering Department have determined that access is adequate for emergency vehicles. The proposed project meets the City's parking requirements. The project as designed complies with standard private street design requirements as it relates to the travel lanes. A sight distance analysis was provided and indicates there are no potential sight distance issues that will result from project improvements. The subject property is not located within the vicinity of a private airstrip or public airport. Transportation and traffic impacts are expected to be less than significant.

Source: 1, 2, 10

17. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c) Require or result in the construction of new storm drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- e) Result in a determination by the wastewater treatment facilities which services or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g) Comply with the federal, state, and local statutes and regulations related to solid waste?

☐ Potentially significant Impact

☐ Less than Significant with Mitigation Incorporated

☒ Less Than Significant Impact

_____ No Impact

Discussion:

The subject property is served by the City of Lemon Grove Sanitation District. The proposed project will not result in a substantial increase in the demand for sanitary services. Standard conditions of project approval will require that the project obtain sewer permits, pay sewer service and connection fees, and connect to the Sanitation District.

The existing site is a dirt pad with steep areas sloping down toward the existing streets. A larger pad will be graded to construct the proposed project which will require retaining walls in various locations within the project site. The proposed dwelling units will drain onto the proposed permeable paver driveway (the private internal street), where the runoff will be conveyed via curb and gutter on both sides of the street and will enter an on-site storm drain system. The storm drain will discharge into the proposed on-site detention basin with an outlet structure, which is connected via storm drain to the existing curb inlet on the corner of Palm Street and Camino De Las Palmas where it enters the existing storm drain system. Runoff from the rooftops will be directed to the landscaped areas before being conveyed onto the permeable paver driveway. The graded slopes will be planted and irrigated and flat areas will be landscaped to help reduce runoff from the site. The Major SWMP prepared for this project determined that it is a "priority development project" and requires a standard urban storm water mitigation plan (SUSMP). The project is not within the environmentally sensitive areas as defined on the maps in Appendix A of the *County of San Diego Standard Urban Storm Water Mitigation Plan for Land Development and Public Improvement Projects*. Temporary construction Best Management Practices (BMPs) will be implemented during construction of the project. Standard conditions of approval will require that the project constructs improvements consistent with City Engineering requirements.

The proposed project will not result in a significant increase in demand for domestic water supplies. Standard conditions of project approval will require that the project obtain water service permits, pay the water service and connection fees, and connect to the Helix Water District.

The proposed project will not result in a substantial increase in the generation of solid waste. The project will be required to comply with all federal, state, and local statutes and regulations regarding solid waste. Impacts to utilities and service systems are expected to be less than significant.

Source: 1, 2, 5, 6, 7, 8, 10

18. MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

_____ Potentially significant Impact
_____ Less than Significant with Mitigation Incorporated
_____ Less Than Significant Impact
 X No Impact

Discussion:

The site was previously disturbed as a part of the State Route-125 construction. The proposed project will not degrade the quality of the environment because it is located in an area that is developed with single-family residential land uses in an urban community. The development of the site does not support or influence critical habitat or sensitive vegetation or wildlife and there is no evidence of California history or prehistory on-site.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively Considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact
☐ No Impact

Discussion:

The project will result in a slight increase in the number of residents located within an urban community, but will not have significant impacts that are cumulatively considerable.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact
☒ No Impact

Discussion:

The proposed project will not cause a substantial adverse effect on human beings.

Source: 1, 2, 10

Attachment F

In view of the above analysis, it is determined that the project will not have a significant impact on the environment and an environmental impact report is not required.

EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

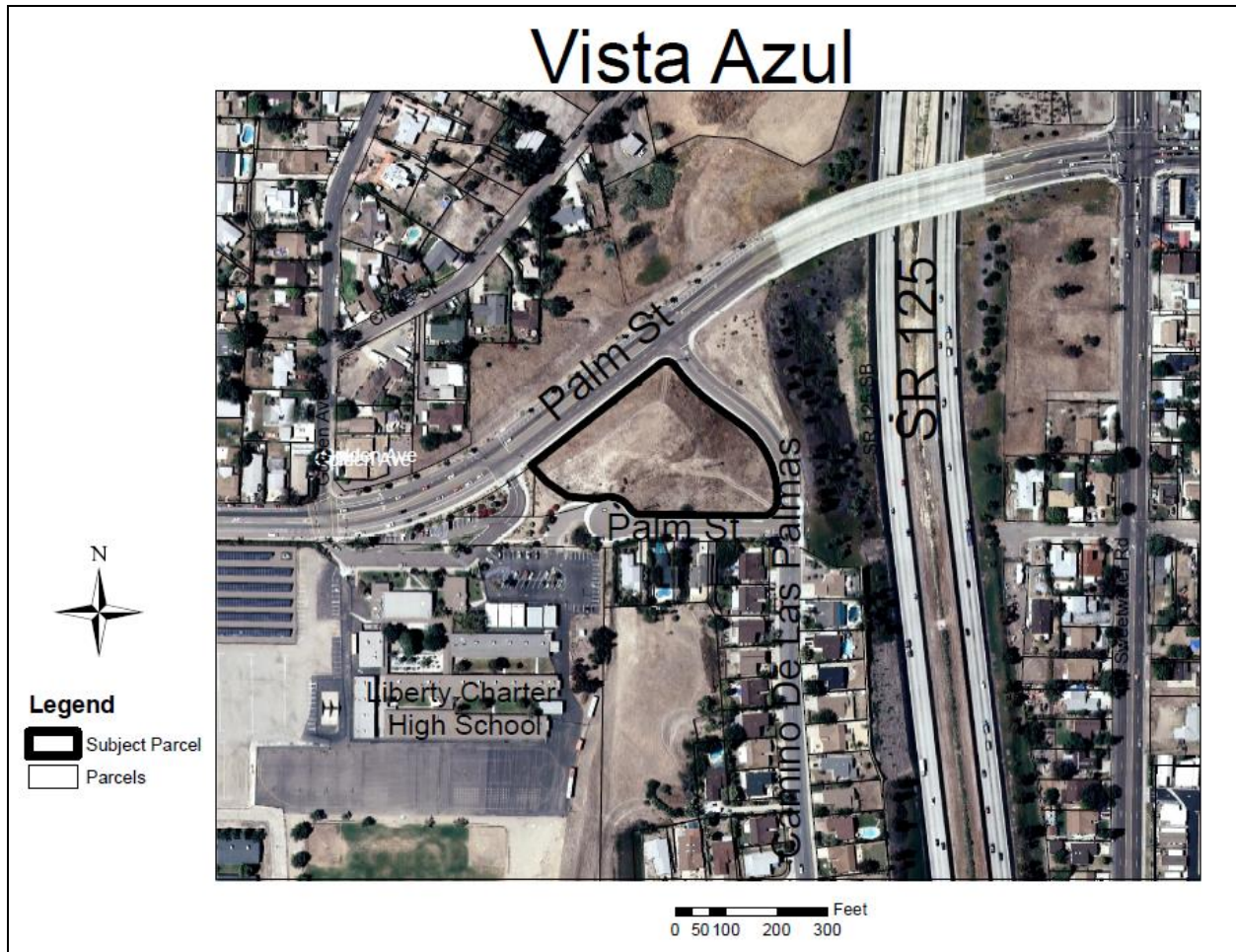
Earlier Documents prepared and utilized in this analysis are listed below. All of the documents are available at the City of Lemon Grove, Development Services Department, 3232 Main Street, Lemon Grove.

<u>Reference #</u>	<u>Document Title</u>
1.	City of Lemon Grove General Plan
2.	Master Environmental Impact Report for the Lemon Grove General Plan
3.	City of Lemon Grove Municipal Code
4.	Firm Insurance Rate Map Community Panel No. 06073C1910G May 16, 2012
5..	Geotechnical Evaluation, by GeoSoils, Inc. (10/2/2015)
6.	Hydrology Report, by Landmark Consulting (09/23/2015)
7.	Major Stormwater Management Plan, prepared by Landmark Consulting (02/04/2015)
8.	Hydro Modification Plan (HMP), prepared by Landmark Consulting (09/18/2015)
9.	Exterior and Interior Noise Evaluation, by LDn Consulting, Inc. (11/10/2015)
10.	PDP-150-0003/TM0-000-0062/GPA-150-0003/ZA1-500-004 Application Packet

Individuals and Organizations Consulted

David De Vries, Development Services Director, City of Lemon Grove
Jeremiah Harrington, Assistant Engineer, City of Lemon Grove
Chris Jensen, Fire Marshal, Heartland Fire and Rescue
Kurt Culver, President and CEO, Esgil
Patricia Bluman, City Place Planning

VICINITY MAP AND AERIAL PHOTOGRAPH



**TABLE CD-1
PROPOSED LAND USE CATEGORIES AND DENSITIES/INTENSITIES**

Land Use Categories	Maximum Development Per Net Acre (a, b, c)	Expected Development Per Net Acre (d)	Land Use Category Description
Low Density Residential	4 DUs/acre	3 DUs/acre	Detached houses. Typical uses include uses such as accessory dwelling units, churches, day care, open space, public facilities, home businesses and others which are compatible with the surrounding neighborhood.
Low/Medium Density Residential	7 DUs/acre	5.25 DUs/acre	Detached houses. Typical uses include uses such as accessory dwelling units, churches, day care, open space, public facilities, home businesses and others which are compatible with the surrounding neighborhood.
Medium Density Residential	14 DUs/acre	14 DUs/acre	Detached and attached houses, including duplexes and town houses, and limited condominiums and apartments. Typical uses include uses such as accessory dwelling units, churches, day care, open space, public facilities, home businesses and others which are compatible with the surrounding neighborhood.
Medium/High Density Residential	29 DUs/acre	24.5 DUs/acre	Duplexes, town houses, condominiums and apartments. Typical uses include uses such as accessory dwelling units, churches, day care, open space, public facilities, home businesses and others which are compatible with the surrounding neighborhood.
Mixed Use	43 DUs/acre and 2.0:1 FAR	20 DUs/acre; 1.25:1 FAR	Mix of residential (condominiums and apartments), retail and office uses within the same building, lot or area, with the intent of creating lively pedestrian-oriented villages near the trolley stations. Retail includes entertainment and neighborhood-serving businesses. Where mixes of uses occur within the same building, locate retail uses on the street level.
Retail Commercial	1.0:1 FAR	0.5:1 FAR	Retail operations providing a broad range of goods and services, catering to both local and regional customers. Includes shopping centers, department stores, grocery stores, professional services and other compatible retail businesses that are auto-oriented.
General Business	1.2:1 FAR	0.6:1 FAR	Professional office, wholesale businesses, research and development, high technology production, and sales. Includes commercial uses that support business uses.

CD-19

Land Use Categories	Maximum Development Per Net Acre (a, b, c)	Expected Development Per Net Acre (d)	Land Use Category Description
Industrial	0.7:1 FAR	0.5:1 FAR	Mixture of manufacturing, processing, warehousing and storage uses that do not generate appreciable air and water pollutants, noise, hazardous materials and odors that might be offensive to residents and other businesses.
Public/Institutional Facilities	1.0:1 FAR	0.4:1 FAR	Public uses and service facilities, such as government offices and facilities, schools, public utilities, post office, libraries, fire and law enforcement stations, social service facilities and churches.
Parks/Recreation	0.5:1 FAR	0.1:1 FAR	Community and neighborhood parks, public recreation and community centers.
Transportation	N/A (e)	N/A	Streets, freeway and trolley corridors and stations, bus facilities, "park-and-ride" lots and associated rights-of-ways. If Caltrans permits development within the right-of-way after SR-125 freeway is constructed, the development must conform to the following designations: east and west of SR-125 - Retail Commercial, and south of the Broadway commercial corridor - same designation as the designation of adjacent properties.
Special Treatment Areas - Overlays I Downtown Village II Massachusetts Station III Regional Commercial IV Western Central Avenue Residential V Federal Boulevard Automobile Sales District VI Central Lemon Grove Avenue VII Troy Street/SR-125 Planning Area VIII Eastern Central Avenue Residential			

- (a) The density of residential development is expressed in dwelling units per acre (DUs/acre). The intensity of non-residential development is expressed in floor area ratio (FAR), which is the ratio of building floor area to the land area.
- (b) The maximum development represents the greatest level of development that can occur on individual parcels of land.
- (c) The maximum density within the residential categories may be exceeded for projects providing affordable housing, in accordance with the density bonus provisions of Section 55915 of the California Government Code.
- (d) The expected development reflects the fact that the development which has occurred to date has not reached the maximum allowed density or intensity, and future development is also expected to be less dense/intense than the permitted maximum. The expected development provides a more realistic picture of future development within the land use categories, and is therefore used to project population and buildout data.
- (e) In general, development will not occur within transportation rights-of-way. Through negotiations with Caltrans, development may occur in the future SR-125 freeway right-of-way, near the SR-94 freeway. Such development will be subject to Caltrans lease requirements, and must be consistent with the Lemon Grove General Plan.

CD-20

TABLE CD-2
LAND USE PLAN DEVELOPMENT POTENTIAL

LAND USE CATEGORY	ACRES	MAXIMUM DEVELOPMENT (a)	EXPECTED DEVELOPMENT (a)	DWELLING UNITS	THOUSAND SQUARE FEET	POPULATION (b)
<i>Low Density Residential</i>	146.9	Up to 4 du/ac	3 du/ac	442		1,224
<i>Low/Medium Density Residential</i>	1,160.8	4.1 - 7 du/ac	5.25 du/ac	6,094		16,881
<i>Medium Density Residential</i>	67.6	7.1 - 14 du/ac	12 du/ac	812		2,248
<i>Medium/High Density Residential</i>	75.0	14.1-29 du/ac	25 du/ac	1,875		5,194
<i>Mixed Use</i>	27.7	43 du/ac, 2.0:1 FAR	20 du/ac, 1.25:1 FAR	554	1,508.3	1,536
<i>Retail Commercial</i>	130.2	1.0:1 FAR	0.5:1 FAR		2,835.8	
<i>General Business</i>	46.4	1.2:1 FAR	0.6:1 FAR		1,212.7	
<i>Industrial</i>	32.2	0.7:1 FAR	0.6:1 FAR		841.1	
<i>Public-Institutional</i>	146.0	1.0:1 FAR	0.4:1 FAR		2543.9	965
<i>Parks/Recreation</i>	36.6	0.5:1 FAR	0.1:1 FAR		159.6	
<i>Transportation</i>	636.5	N/A	N/A			
TOTAL	2,508.0			9,777	9,101.3	28,046

(a) The maximum development and expected development is based on our acres.
 (b) Population estimates are based on 2.77 persons per unit for the residential uses based on 1995 population data published by the California Department of Revenue.
 For the institutional uses, the population estimate is based on the gross square foot estimate for 2015 from SAMSOA's Series 8.

CD-23

VISTA AZUL PROJECT LETTER TO CITY COUNCIL FEBRUARY 17, 2016

Our development group, Vista Azul, LLC, has been working closely with the City Staff over the past year to develop our proposed Vista Azul project located at the intersection of Palm Street and Camino de las Palmas. Vista Azul is a pedestrian oriented community clustering a total of 22 homes with beautiful views of Mt. Miguel and the hills of South Bay. This project will promote resident interaction within the community as well as resident connectivity outside the community. The combination of single family detached homes and twin-homes will be designed with front porches, covered stoops, patios, balconies and decks. A pleasant and expanded sidewalk will be sweep along both sides of the internal road connecting the homes along that roadway. In the center of the neighborhood will be a common area greenspace with benches and tot lot equipment. Bike racks will be located in the common greenspace as well.

The community will have broader setbacks from the public streets with enhanced landscaping. The setbacks will vary to create a more interesting building edge along the public streets including over thirty street trees and landscaped slope areas. There will be an elaborate public art feature cascading down the landscaped slope at the intersection of Palm Street and Camino de las Palmas. In addition, there will be a public sidewalk that connects the current Palm Street cul de sac to Palm Street along the western boundary of the Liberty Charter School.

The homes will have articulated elevations with appropriate and consistent details that reflect the varied design styles of the elevations on all sides of the homes. These details include shutters, siding, out-lookers, knee braces and glass balcony guardrails.

The homes will have three (3) different elevation styles including Spanish Revival, Craftsman and light Contemporary each with varying materials and five (5) distinct color schemes. The roofs are varied with both flat and barrel tile. The intent is to have our new community blend into the existing fabric of the surrounding neighborhood yet with a fresh and updated appeal.

The building elevations also have varying heights from two stories at 24 feet and three stories at 33 feet. These heights are in concert with the expanded street setbacks and are offset from many of the building planes. In addition, the homes have an abundance of covered front porches, patios, covered and uncovered decks and balconies that create additional outdoor living space for the homeowners to enjoy.

To accommodate additional bicycle storage, each home will be equipped with bicycle racks or hooks in the private two car garages. To keep the neighborhood common area free from large, unsightly trash dumpsters, all of the trash and recycling bins will have a storage space within the confines of each garage.

The homes will exceed the minimum green standards with energy efficient materials such as windows, roof materials and insulation. The heating and air-conditioning units will be high efficiency meeting or exceeding the Title 24 requirements. High efficiency plumbing fixtures and fittings, Energy Star appliances and lighting fixtures will be included as standard features for resource conservation.

The landscape is designed with drought tolerant plants and trees with efficient irrigation systems. The streetscape will be enhanced along the three (3) public streets abutting the community with a significant number of tree canopies.

There are a total of five (5) Equivalent Benefits per Code 17.28.030 and four (4) Additional and Enhanced Benefits included with in our project submittal. Most of these benefits have been articulated in this narrative. A complete list is located on the front page of the Tentative Map.

In addition, three (3) significant power poles and approximately 400 feet of overhead electric lines will be undergrounded as a part of the overall project design enhancing the view for all the residents in this area of the City.

We look forward to the Vista Azul project being approved by the Lemon Grove City Council and becoming a beautiful addition to the Palm Street and Camino de las Palmas neighborhoods. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Dahrting", written over a horizontal line.

Chris Dahrting
Vista Azul, LLC - Member

EXHIBIT “A” – PROJECT PLANS